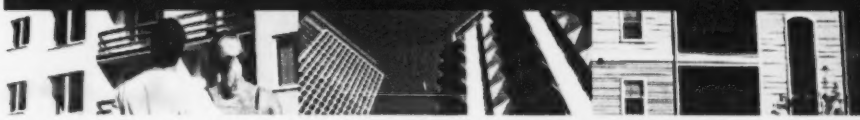
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Greater Toronto Area



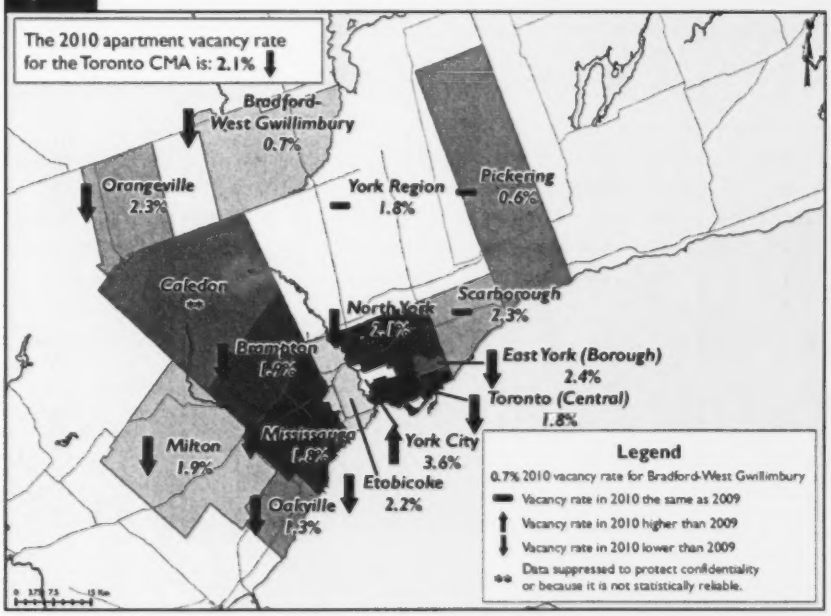
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2010

Highlights

- The average vacancy rate for purpose-built apartment buildings in the GTA declined to 2.1 per cent in October 2010 from 3.1 per cent in October 2009. The average rent for two-bedroom apartments common to last year's survey increased by 1.8 per cent.
- Vacancies moved lower due to a slower outflow of renters into homeownership and a rising inflow of new renters from higher immigration and an improving job market.
- The vacancy rate will remain steady next year, slipping to 2.0 per cent as current trends impacting the rental market remain in place.

Figure 1


The 2010 apartment vacancy rate for the Toronto CMA is: 2.1%
Bradford-West Gwillimbury 0.7%
Orangeville 2.3%
York Region 1.8%
Pickering 0.6%
Caledon
North York
Scarborough 2.3%
Brampton
East York (Borough) 2.4%
Toronto (Central) 1.8%
Milton 1.9%
Mississauga
York City 3.6%
Etobicoke 2.2%
Oakville 1.3%
Legend
0.7% 2010 vacancy rate for Bradford-West Gwillimbury
Vacancy rate in 2010 the same as 2009
Vacancy rate in 2010 higher than 2009
Vacancy rate in 2010 lower than 2009
** Data suppressed to protect confidentiality or because it is not statistically reliable.

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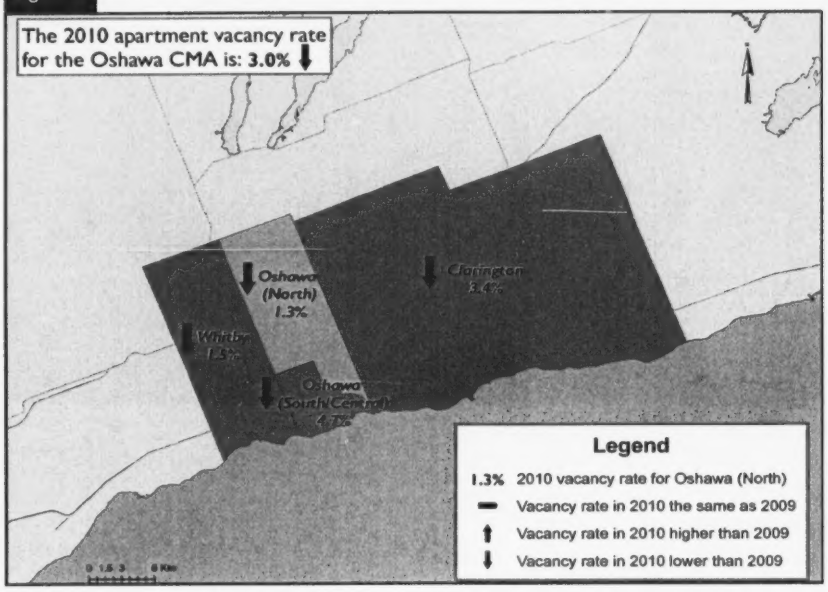
HOME TO CANADIANS

Figure 2


The 2010 apartment vacancy rate for the Oshawa CMA is: 3.0%
Oshawa (North) 1.3%
Clarington 3.4%
Whitby 1.5%
Oshawa (South Central) 4.7%
Legend
1.3% 2010 vacancy rate for Oshawa (North)
Vacancy rate in 2010 the same as 2009
Vacancy rate in 2010 higher than 2009
Vacancy rate in 2010 lower than 2009

Rental Demand Rises

Much like the market for home sales, the rental market in the Greater Toronto Area (GTA) experienced significant change in 2010. The average vacancy rate for purpose-built rental apartments fell by a full percentage point to 2.1 per cent — erasing the rise in vacancy rates seen during 2009. Rental availability rates, which also include units for which the tenant has given notice to leave, moved lower by an equivalent amount to 3.9 per cent. The average increase in rents from a fixed sample[1] of units was slightly lower than growth in 2009 and on par with the rate of increase in 2008. Strong demand for renting this year led to a 30 per cent decline in the number of vacant units and, in the absence of any material change to the primary rental stock, produced some of the tightest conditions over the past 10 years. Several factors worked together to contribute to the sharp reduction in vacancies this year, including a rebound in employment, a high level of immigration, and the rising cost of renting units in the condominium market. Yet perhaps the most influential underlying force was the marked slowdown in demand for buying homes.

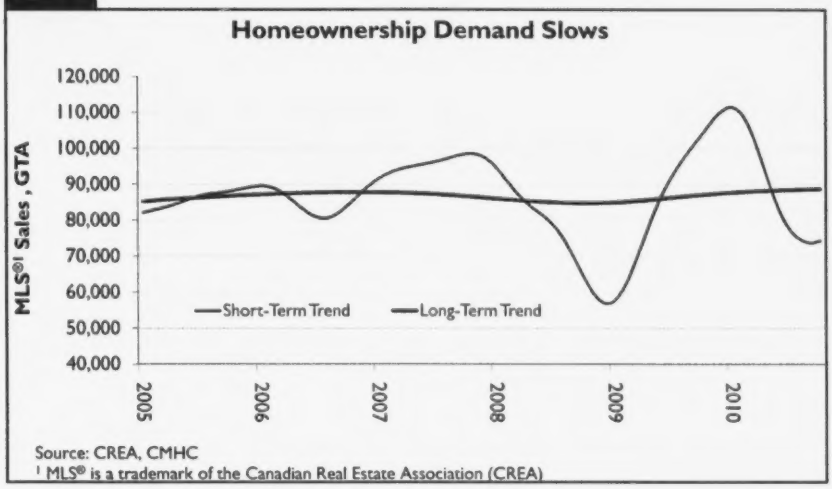
Fewer first-time buyers

The number of vacant units reacts quickly to changes in MLS® sales. Since first-time buyers make up a large share of sales activity, when sales slow, so does the outflow of renter households into ownership. Sales certainly slowed by the third quarter of this year as levels were nearly 30 per cent lower compared to last year. Many chose to speed up their purchasing decisions in anticipation of perceived changes to the market, leading to a new peak for sales in late 2009 and early 2010. Not surprisingly, the spring Rental Market Survey showed that vacancy rates were still trending higher earlier this year. The run-up in sales activity, however, meant that a lot of first-time buyer demand had been satisfied by the first quarter of 2010. Results from CMHC's spring Renovation and Home Purchase Survey revealed that eight per cent of the 600K-plus renters in the GTA intended on making a purchase during the remainder of 2010, down from 10 per cent at the same point in 2009. Therefore, the ensuing slowdown in sales during the summer removed much of the previous upward pressure on vacancies. By the fall, average vacancy rates had declined across the GTA, with rates staying highest in the

Figure 3

[1] Refer to page 68 for more details on fixed sample rent changes.

Figure 4



Durham Region, where the relative cost of ownership is the lowest. At the same time that fewer renters began leaving for the ownership market, growth in the number of new renters sped up, leading to an increase in net renter household formation.

Growth in employment and immigration

The growing size and level of employment of the 25 to 44 population (who make up about half of all renters) was a major contributor to the rise in demand for rentals. Population trends available at the provincial level for the first half of 2010 indicate that immigration is up 20 per cent compared to the first half of 2009, which builds off of the 80K-plus immigrants that arrived in the GTA last year. The majority of new immigrants are in the 25-44 group and rent in their initial years after arriving. Furthermore, a greater share of new immigrants and others in their prime renting years have been able to land jobs this year. About half of the employment losses of 2009 amongst the 25-44 age group have been recouped so far in 2010 and the employment rate (share of the population that is employed) has risen back up to 80 per cent.

Although households under the age of 25 are most likely to rent (80 per cent do so), the number of renters in this age group represent only about five per cent of the total renter population and likely saw very little, if any, growth in 2010. The recession was particularly hard-hitting for the youth labour market and employment amongst young adults continues to trend down. As a result, demand for post-secondary education remains high, as evidenced by a large reduction in the average vacancy rate for bachelor suites, from 5.0 per cent to 2.3 per cent in 2010.

While job opportunities and a continued high level of immigration have ushered in more people to rental units, the fact that considerable slack remains in the labour market has also limited the number of vacancies. The outflow of renter households into homeownership has been restrained by the increased presence of underemployment. Much of this past year's rise in employment has been in temporary positions. As such, the ratio of part-time to full-time positions has trended higher during the recovery while the number of hours worked remains below pre-recession levels. This has flattened income growth for renters during a period that has seen housing prices continue to rise at their decade-average of six per cent per year. With rental affordability remaining unchanged, the result has been an improvement in the relative cost of renting versus owning in 2010. (For more on rental affordability, see sidebar discussion below.)

Relative cost of renting primary units improves

The growing gap between average rents charged for purpose-built units and those offered in the secondary

Figure 5

condominium market also likely played a role in holding down vacancies in the primary market. In 2009, the average one-bedroom condominium rented for 38 per cent more than the average one-bedroom unit in a primary building — in 2010 that difference grew to 46 per cent. In the absence of any real growth in income among younger households, the rising relative cost of renting a condo unit likely attracted a higher share of new renters to the primary market and slowed the flow of "move-up" renters into the condo market. (For more on the condominium rental market, please refer to the Secondary Rental Market section). Those looking for a relatively higher end rental unit appeared to have stayed within the primary market, as units priced above $1,200/month recorded the largest decline in vacancy rates.

Rental Market Outlook for 2011

The big swings in rental market conditions experienced over the past three years are expected to subside next year. The average vacancy rate for purpose-built structures will remain virtually unchanged, edging down slightly to 2 per cent even. A continuation of relatively tight rental market conditions and low rental mobility will push average rents up by about one per cent.

The recent trend towards a slower outflow of households from rental units to homeownership will persist in 2011 as the expanded gap between the costs of owning and renting continues to hold back demand from first-time buyers. All key variables that dictate relative affordability — prices, interest rates, incomes and rents — are expected to see very little change from today's levels and thus fail to present any compelling evidence for a shift in behaviour. In light of the recent volatility in the ownership market, many renters will wait for conditions to stabilize for some time before making their first purchase. At the same time, new households will continue to flow into rental accommodations and also keep downward pressure on vacancies. Immigration will trend higher as households from around the world look for opportunities in Canada, which is expected to lead economic growth among major industrialized countries for the second straight year according to the IMF. Furthermore, more entry-level positions will be created as business investment picks up, leading to higher levels of employment among younger workers and the formation of more renter households.

It is expected that an increasing supply of condominium rentals will have some effect on vacancies in the primary market, but not enough to push the average vacancy rate higher. A high level of completions is likely in store for next year and many units will end up in the rental condominium universe, creating more options for renters. However, the widened gap between rents in the primary market and those in the condo market is expected to remain. This will limit the drawing power of condo rentals for the average renter in an economy still in recovery. More completed units will also mean that more households will make the move into their first home. Yet, the past relationship between condo completions and primary rental vacancies doesn't reveal a strong link, which suggests that many end-users do not come from the primary market.

Secondary Rental Market

Vacancy rates up for condo rentals

The average vacancy rate for condominium apartments in the GTA increased to 1.6 per cent in 2010 — double the rate registered a year ago and the highest level recorded since CMHC began its survey of the condominium rental market in 1993. It is important to note, however, that the vacancy rate for condo rentals still

CMHC's rental affordability index measures estimated renter household income against the level of income required to rent a median-priced two-bedroom apartment (for more on the methodology, please see the Definitions section at the end of the report). According to the indicator for the Toronto CMA, rental affordability remained the same in 2010 — signalling that renter incomes grew in line with rents last year. The current index level indicates that rental affordability is at its highest point since the early part of the last decade.

Figure 6

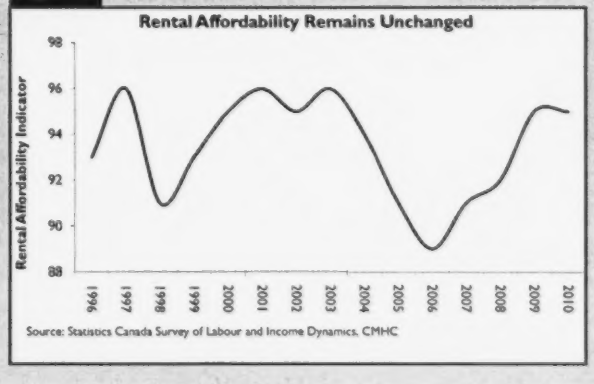


Figure 7

remains low by any measure and below that of the primary rental market. Both demand and supply factors pushed up the vacancy rate last year.

Higher rents a deterrent last year

On the demand side, the abovementioned smaller inflow of renters from the primary market played a role, as did a preference among many condo dwellers to buy instead of rent due to stronger growth in the cost of renting compared to mortgage carry costs. With a 10 per cent down payment and using discounted five-year fixed mortgage rates, the average mortgage carrying cost on a condominium is currently equivalent to the average rent. This especially impacted demand for condo rentals in the central part of the city, which saw average vacancy rates rise above two per cent for the first time. Meanwhile, less expensive rentals in the quickly expanding Peel condo market maintained an average vacancy rate of less than half of a percentage point.

The introduction of the HST is likely a factor that contributed to the sizeable increase in condo rents despite rising vacancy rates. The harmonized tax is applied to certain maintenance costs such as electricity, heating, lawn care, snow removal, and service calls, which led to a rise in condo fees. According to Urbanation Inc., average condominium maintenance fees in the third quarter were up 8 per cent year-over-year. It appears that at least some of this added cost was passed on to renters. The rise in condo rents was also likely motivated by the previous span of six years during which the average vacancy rate remained below one per cent. Furthermore, the new units entering the rental pool over the past year were either recently purchased for higher prices compared to previous years or bought at pre-construction in the middle part of the past decade when price growth began accelerating. This suggests that rising rent levels are also reflection of increasing purchase prices.

Recent rise in completions adding supply

The share of rental units in the condominium apartment universe slipped in 2010 as growth in rental supply slowed to just one per cent. Many condo owners were enticed by the recent strength in prices to sell their units during the year. Research conducted by CMHC indicates that approximately 30 per cent of the units registered over the past year were listed for sale. On the surface, fewer units added to the rental stock would seem to help push vacancy rates down. However, a surge of nearly 8,000 condominium apartments were completed in the June to September 2010 period. These new units likely worked to push vacancies higher, even though they were not captured by the survey (the survey includes all structures registered by June).

Figure 8

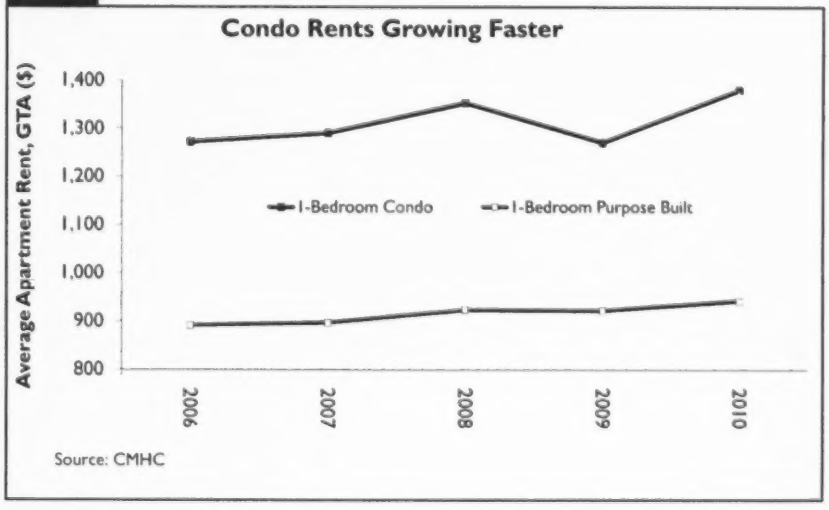


Figure 9

As the occupancy period for many new buildings began, many renters began vacating their units to move into their newly finished suites. As well, many units were likely listed for rent as projects came to completion, drawing attention away from the existing stock. Survey results indicate that approximately one quarter of new condos registered enter into the rental pool.

Condo rental market tightening

Despite the annual increase in condo vacancies and added rental listings over the past few months, data from the Toronto Real Estate Board's latest MLS Rental Market Report indicates that the market for condo rentals is tightening. During the May to August period, the ratio of rented to listed condo apartments was 63 per cent — up from 59 per cent during the same period a year ago. This suggests that average vacancy rates aren't facing further upward pressure.

More households living in other secondary rental units

CMHC's Secondary Rental Market Survey also covers rental units in single-detached, semi-detached, townhouses, duplexes and accessory suites. Nearly 150,000 households were estimated to be living these secondary units at the time of the survey — three times the number living in condominium apartment rentals and representing 30 per cent of the entire rental market universe in the Toronto CMA. Following a reduction in the number of units and average rents in 2009, the low rise secondary rental market saw an increase in tenants and rent levels in 2010. With rent levels comparable to those charged in the primary market, low vacancy rates created a spill over of renters seeking affordable accommodations into secondary housing types.

National Vacancy Rate Decreased in October 2010

The average rental apartment vacancy rate in Canada's 35 major centres decreased to 2.6 per cent in October 2010 from 2.8 in October 2009.

Immigration continues to be a strong driver in increasing rental housing demand. Recent immigrants tend to rent first before becoming homeowners. Also, improving economic conditions have likely boosted the demand for rental housing, thus pushing vacancy rates downward. Moderating this, however, is lower levels of youth employment, which likely reduced household formation among young adults (under 24 years of age) who are predominantly renters.

The Canadian average two-bedroom rent in new and existing structures was $860 in 2010 compared to $836 in 2009. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,195), Toronto ($1,123), Calgary ($1,069), Ottawa-Gatineau (Ontario Part $1,048), Victoria ($1,024), and Edmonton ($1,015). These are the only major centres with average rents at or above $1,000 per month. The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($533), Saguenay ($535) and Sherbrooke ($566).

Provincially, the highest average monthly rents were in Alberta ($1,036), British Columbia ($1,019) and Ontario ($980), while the lowest monthly rents were in Québec ($666), Newfoundland and Labrador, and New Brunswick (both $668).

Year-over-year comparison of average rents can be slightly misleading because rents in newly built structures tend to be higher than in existing buildings. By excluding new structures, we can get a better indication of actual rent increases paid by tenants. The average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.4 per cent between October 2009 and October 2010, a similar pace of rent increase to what was observed between October 2008 and October 2009 (2.3 per cent). The major centres with the largest increases in average rent were St. John's (8.9 per cent), Regina (6.3 per cent) and Winnipeg (4.5 per cent). These increases reflect the tight rental market conditions prevailing in these CMAs. Average rents in existing structures decreased in Calgary (-2.7 per cent), and Windsor (-0.4 per cent).

CMHC's October 2010 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 6 of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.9 per cent), Regina (1.4 per cent) and Victoria (1.6 per cent). The highest vacancy rates for rental condominium apartments occurred in Edmonton (5.2 per cent), Calgary (5.2 per cent) and Montréal (4.2 per cent). The highest average monthly rents for two-bedroom condominium apartments were in Vancouver ($1,610), Toronto ($1,590), Calgary ($1,385) and Ottawa-Gatineau (Ontario part, $1,212). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market.

Apartment Vacancy Rates (%) by Major Centres

	Oct-09	Oct-10
Abbotsford	6.1	6.5
Barrie	3.8	3.4
Brantford	3.3	3.7
Calgary	5.3	3.6
Edmonton	4.5	4.2
Gatineau	2.2	2.5
Greater Sudbury	2.9	3.0
Guelph	4.1	3.4
Halifax	2.9	2.6
Hamilton	4.0	3.7
Kelowna	3.0	3.5
Kingston	1.3	1.0
Kitchener	3.3	2.6
London	5.0	5.0
Moncton	3.8	4.2
Montréal	2.5	2.7
Oshawa	4.2	3.0
Ottawa	1.5	1.6
Peterborough	6.0	4.1
Québec	0.6	1.0
Regina	0.6	1.0
Saguenay	1.5	1.8
Saint John	3.6	5.1
Saskatoon	1.9	2.6
Sherbrooke	3.9	4.6
St. Catharines-Niagara	4.4	4.4
St. John's	0.9	1.1
Thunder Bay	2.3	2.2
Toronto	3.1	2.1
Trois-Rivières	2.7	3.9
Vancouver	2.1	1.9
Victoria	1.4	1.5
Windsor	13.0	10.9
Winnipeg	1.1	0.8
Total	**2.8**	**2.6**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).

Toronto CMA
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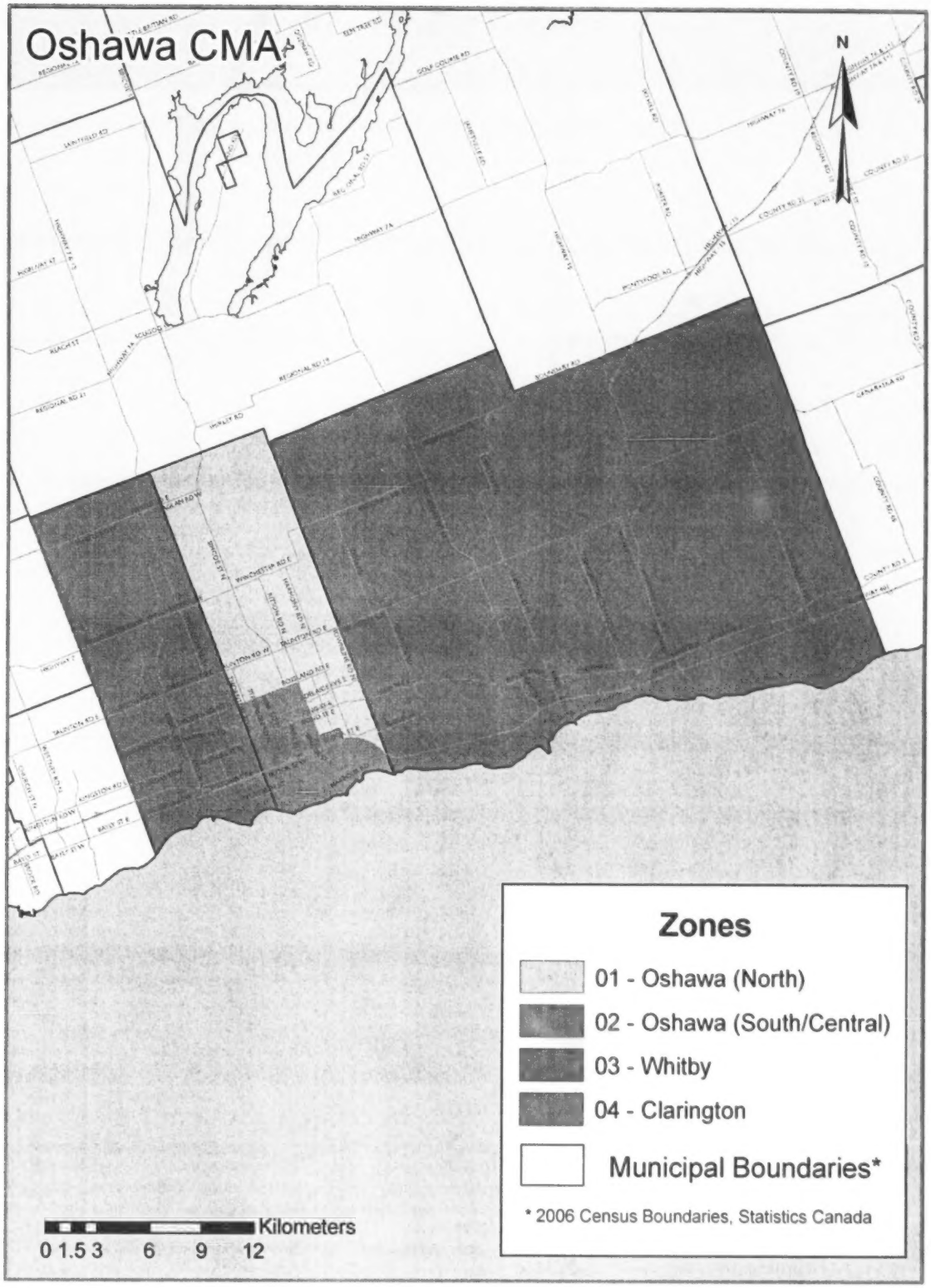
Oshawa CMA
N
Zones
01 - Oshawa (North)
02 - Oshawa (South/Central)
03 - Whitby
04 - Clarington
Municipal Boundaries*
* 2006 Census Boundaries, Statistics Canada
Kilometers
0 1.5 3 6 9 12

RMS ZONE DESCRIPTIONS - TORONTO CMA	
Zone 1	**Former City of Toronto (Central)** - North: C.P.R. Line; East: City Limit & Don River; South: Lake Ontario; West: Bathurst St. (East Side); Census tracts - 2, 11-17, 30-39, 59-68, 86-92.
Zone 2	**Former City of Toronto (East)** - North: City Limit; East: City Limit; South: Lake Ontario; West: Don River; Census tracts - 1, 18-29, 69-85.
Zone 3	**Former City of Toronto (North)** - North: City Limit; East: City Limit; South: C.P.R. Line; West: City Limit (Bathurst St. East Side); Census tracts - 117-142
Zone 4	**Former City of Toronto (West)** - North: City Limit; East: Bathurst St. (West Side); South: Lake Ontario; West: City Limit; Census tracts 3-10, 40-58, 93-116.
Zones 1-4	**Former City of Toronto**
Zone 5	**Etobicoke (South)** - North: Bloor St. West; East: Humber River; South: Lake Ontario; West: Etobicoke Creek; Census tracts 200-220.
Zone 6	**Etobicoke (Central)** - North: Highway 401; East: Humber River; South: Bloor St. West; West: Etobicoke Creek; Census tracts - 221-243.
Zone 7	**Etobicoke (North)** - North: Steeles Ave.; East: Humber River; South: Highway 401; West: Etobicoke Creek; Census tracts - 244-250.
Zones 5-7	**Etobicoke**
Zone 8	**York City** - Census Tracts 150-176.
Zone 9	**East York (Borough)** - Census tracts - 180-196.
Zone 10	**Scarborough (Central)** - North: Highway 401; East: Brimley Rd. & McCowan Rd.; South: Lake Ontario; West: City Limit; Census tracts - 334-353, 369-373.
Zone 11	**Scarborough (North)** - North: Steeles Ave.; East: City Limit; South: Highway 401 & Twyn River Dr.; West: City Limit; Census Tracts: 374-378.
Zone 12	**Scarborough (East)** - North: Highway 401 & Twyn River Dr.; East: City Limit; South: Lake Ontario; West: Brimley Rd. & McCowan Rd.; Census tracts - 330-333, 354-368, 802.
Zones 10-12	**Scarborough**
Zone 13	**North York (Southeast)** - North: Highway 401; East: City Limit; South: City Limit; West: Yonge St.; Census tracts - 260-274.
Zone 14	**North York (Northeast)** - North: Steeles Ave.; East: City Limit; South: Highway 401; West: Yonge St.; Census tracts - 300-307, 321-324.
Zone 15	**North York (Southwest)** - North: Highway 401; East: Yonge St. & City Limit; South: City Limit; West: City Limit; Census tracts - 275-287.
Zone 16	**North York (North Central)** - North: Steeles Ave.; East: Yonge St.; South: Highway 401; West: Dufferin St. & Sunnyview Rd.; Census tracts - 288, 297-299, 308-310, 317-320.
Zone 17	**North York (Northwest)** - North: Steeles Ave.; East: Dufferin St. & Sunnyview Rd.; South: Highway 401; West: Humber River; Census tracts - 289-296, 311-316.
Zones 13-17	**North York**
Zones 1-17	**Toronto**
Zone 18	**Mississauga (South)** - North: Dundas St.; East: Etobicoke Creek; South: Lake Ontario; West: City Limit; Census tracts - 500-515, 540.
Zone 19	**Mississauga (Northwest)** - North: Highway 401; East: Credit River; South: Dundas St.; West: City Limit; Census tracts - 516, 550.
Zone 20	**Mississauga (Northeast)** - North: Steeles Ave.; East: City Limit; South: Dundas St.; West: Credit River; Census tracts - 517-532.
Zones 18-20	**Mississauga City**
Zone 21	**Brampton (West)** - North: #10 Side Road; East: Heart Lake Rd.; South: Steeles Ave.; West: Second Line; Census tracts 528.36-528.37, 570-576.
Zone 22	**Brampton (East)** - North: Highway 7; East: Torbram Rd.; South: Steeles Ave.; West: Heart Lake Rd.; Census tracts - 560-564, 576.03, 576.16-576.24.
Zones 21-22	**Brampton City**
Zone 23	**Oakville Town** - Census tracts - 600-615.
Zone 24	**Caledon** - Census tracts - 585-587.
Zone 25	**Richmond Hill** - Census tracts - 420-424; **Vaughan** - Census tracts 410-413; **King** - Census tracts 460-461.
Zone 26	**Aurora** - Census tracts - 440-442; **Newmarket** - Census tracts - 450-452, **Whitchurch-Stouffville** - Census tracts - 430-431; **East Gwillimbury** - Census tracts - 455-456; **Georgina Township** - Census tracts - 470-475; **Georgina Island** - Census tract - 476.
Zone 27	**Markham Town** - Census tracts - 400-403.
Zones 25-27	**York Region**
Zone 28	**Pickering** - Census tracts - 800-801, 803-804, 807, 805, 806, 820; **Ajax** - Census tracts - 810-812, 805, 806, 820; **Uxbridge** - Census tracts - 830-832.
Zone 29	**Milton** - Census tracts - 620-626; **Halton Hills** - Census tracts - 630-639.
Zone 30	**Orangeville** - Census tracts 590-593.
Zone 31	**Bradford-West Gwillimbury** - Census tracts - 480-482; **New Tecumseth** - Census tracts - 483-485.
Zones 18-31	**Remaining CMA**
Zones 1-31	**Toronto CMA**

RMS ZONE DESCRIPTIONS - OSHAWA CMA	
Zone 1	**Oshawa (North)** includes census tracts 7, 8, 9, 13, 14, 15 and 16.
Zone 2	**Oshawa (South/Central)** includes census tracts 1, 2, 3, 4, 5, 6, 10, 11 and 12.
Zones 1-2	**Oshawa City**
Zone 3	**Whitby** includes the Town of Whitby only (census tracts 100, 101, 102, 103, 104 and 105).
Zone 4	**Clarington** includes the Town of Clarington only (census tracts 200, 201, 202, 203, 204, 205 and 206).
Zones 1-4	**Oshawa CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - TORONTO CMA	
Sub Area 1	**Toronto Centre** includes RMS Zone 1: Former City of Toronto (Central); Zone 2: Former City of Toronto (East); Zone 3: Former City of Toronto (North); Zone 4: Former City of Toronto (West); Zone 8: York City; and Zone 9: East York (Borough).
Sub Area 2	**Toronto West** includes RMS Zone 5: Etobicoke (South); Zone 6: Etobicoke (Central); and Zone 7: Etobicoke (North).
Sub Area 3	**Toronto East** includes RMS Zone10: Scarborough (Central); Zone 11: Scarborough (North); and Zone 12: Scarborough (East).
Sub Area 4	**Toronto North** includes RMS Zone 13: North York (Southeast); Zone 14: North York (Northeast); Zone 15: North York (Southwest); Zone 16: North York (North Central); and Zone 17: North York (Northwest).
Sub Areas 1-4	**Toronto City**
Sub Area 5	**York Region** includes RMS Zone 25: Richmond Hill, Vaughan and King; Zone 26: Aurora, Newmarket, Whitchurch-Stouffville, East Gwillimbury, Georgina Township and Georgina Island; and Zone 27: Markham Town.
Sub Area 6	**Peel Region** includes RMS Zone 18: Mississauga (South); Zone 19: Mississauga (Northwest); Zone 20: Mississauga (Northeast); Zone 21: Brampton (West); Zone 22: Brampton (East); and Zone 24: Caledon.
Sub Area 7	**Durham Region** includes RMS Zone 28: Pickering; Oshawa Zone 1: Oshawa (North); Oshawa Zone 2: Oshawa (South/Central); Oshawa Zone 3: Whitby; and Oshawa Zone 4: Clarington.
Sub Area 8	**Halton Region** includes RMS Zone 23: Oakville Town; Zone 29: Milton, Halton Hills; and Hamilton Zone 8: Burlington.
Sub Areas 1-8	**GTA**
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NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

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Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

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Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
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1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1-Toronto (Central)	1.4 a	1.6 b	1.5 b	1.1 a	2.0 b	1.0 a	**	1.6 c	1.6 a	1.2 a
Zone 2-Toronto (East)	5.5 d	2.3 c	5.4 d	3.0 c	4.5 d	1.1 a	**	0.0 d	5.0 d	2.3 b
Zone 3-Toronto (North)	2.1 a	1.4 a	2.1 a	1.8 a	2.8 a	1.8 a	2.1 c	2.0 c	2.3 a	1.7 a
Zone 4-Toronto (West)	11.9 c	3.8 c	2.8 b	2.5 b	2.0 c	2.1 c	0.2 b	0.4 b	5.0 a	2.6 a
Toronto-Former City (Zones 1-4)	**5.3 a**	**2.2 a**	**2.3 a**	**1.8 a**	**2.5 a**	**1.6 a**	**1.6 c**	**1.4 a**	**3.0 a**	**1.8 a**
Zone 5-Etobicoke (South)	3.5 d	3.6 d	4.9 c	3.6 b	3.9 c	2.9 b	**	0.5 b	4.3 b	3.2 b
Zone 6-Etobicoke (Central)	5.7 d	0.0 c	4.6 b	2.2 b	4.2 b	1.9 b	1.9 a	1.3 a	4.0 b	1.8 b
Zone 7-Etobicoke (North)	0.0 b	**	3.3 c	0.8 a	3.5 d	1.6 c	7.4 c	2.0 c	4.5 b	1.6 c
Etobicoke (Zones 5-7)	**3.8 c**	**2.9 c**	**4.6 b**	**2.7 a**	**4.0 b**	**2.1 a**	**3.9 c**	**1.4 a**	**4.2 a**	**2.2 a**
Zone 8-York	3.2 c	2.4 b	3.8 b	4.3 a	2.3 c	3.1 b	**	2.6 c	3.2 b	3.6 a
Zone 9-East York	3.4 b	3.3 c	3.4 a	2.9 a	3.0 a	1.7 a	2.2 a	2.2 b	3.2 a	2.4 a
Zone 10-Scarborough (Central)	3.4 b	3.3 d	2.9 a	3.3 a	3.2 b	2.5 a	2.4 a	2.9 a	3.0 b	2.9 a
Zone 11-Scarborough (North)	0.0 c	1.2 a	1.9 a	1.3 a	2.4 a	2.2 a	2.2 a	2.1 b	2.2 a	1.9 a
Zone 12-Scarborough (East)	1.2 a	3.2 d	1.5 a	1.7 a	1.5 a	1.9 a	1.2 a	1.8 a	1.5 a	1.8 a
Scarborough (Zones 10-12)	**2.3 a**	**2.9 b**	**2.3 a**	**2.5 a**	**2.4 a**	**2.2 a**	**1.7 a**	**2.1 a**	**2.3 a**	**2.3 a**
Zone 13-North York (Southeast)	0.0 c	2.0 c	3.2 b	2.7 a	2.5 b	1.7 a	2.6 c	1.6 b	2.7 a	2.1 a
Zone 14-North York (Northeast)	1.4 a	0.9 a	3.1 b	1.8 a	1.9 a	1.5 a	2.1 b	0.9 a	2.3 a	1.5 a
Zone 15-North York (Southwest)	**	1.8 c	3.6 b	3.5 b	3.8 c	2.1 a	3.0 d	1.1 a	3.7 b	2.6 a
Zone 16-North York (N.Central)	**	0.8 d	2.5 b	1.4 a	2.2 a	1.7 a	2.8 b	1.9 c	2.4 a	1.6 a
Zone 17-North York (Northwest)	11.4 c	0.7 a	5.1 a	3.4 a	4.1 a	2.3 a	2.8 a	2.4 a	4.5 a	2.7 a
North York (Zones 13-17)	**5.8 d**	**1.2 a**	**3.6 a**	**2.6 a**	**2.9 a**	**1.9 a**	**2.6 a**	**1.7 a**	**3.2 a**	**2.1 a**
Toronto (Zones 1-17)	**5.0 a**	**2.3 a**	**3.0 a**	**2.4 a**	**2.8 a**	**2.0 a**	**2.6 a**	**1.7 a**	**3.1 a**	**2.2 a**
Zone 18-Mississauga (South)	1.5 c	2.3 c	2.8 a	2.1 a	2.1 a	1.3 a	1.9 b	1.3 a	2.4 a	1.6 a
Zone 19-Mississauga (Northwest)	0.0 d	1.6 c	4.8 b	1.5 b	3.8 a	0.9 a	0.4 a	1.0 a	3.6 a	1.1 a
Zone 20-Mississauga (Northeast)	5.5 d	0.5 b	3.8 b	2.3 a	3.2 b	2.2 a	3.8 c	1.4 a	3.5 b	2.1 a
Mississauga City (Zones 18-20)	**3.1 d**	**1.6 c**	**3.4 a**	**2.1 a**	**2.8 a**	**1.6 a**	**2.5 a**	**1.3 a**	**3.0 a**	**1.8 a**
Zone 21-Brampton (West)	6.8 c	5.6 c	1.9 a	2.4 a	2.9 a	1.3 a	1.2 a	4.1 a	2.5 a	2.0 a
Zone 22-Brampton (East)	13.2 a	2.2 a	4.3 b	1.9 a	4.4 b	1.9 a	2.8 a	1.6 a	4.2 b	1.8 a
Brampton City (Zones 21-22)	**9.1 b**	**4.3 c**	**2.7 a**	**2.2 a**	**3.6 b**	**1.6 a**	**2.3 b**	**2.4 a**	**3.3 a**	**1.9 a**
Zone 23-Oakville	3.6 d	**	1.4 a	0.6 a	2.3 a	1.8 a	1.4 a	0.0 c	2.0 a	1.3 a
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	1.2 a	6.2 b	2.6 b	2.4 a	1.7 b	1.1 a	3.9 d	1.3 d	2.1 a	1.9 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	1.4 a	1.8 b	1.7 c	2.3 a	**	0.0 c	1.7 b	2.1 a
Zone 27-Markham	**	**	3.0 c	1.5 a	0.5 b	1.4 a	0.0 d	0.0 c	1.6 c	1.3 a
York Region (Zones 25-27)	**2.0 c**	**4.6 c**	**2.3 b**	**1.9 a**	**1.3 a**	**1.6 a**	**2.7 c**	**0.5 b**	**1.8 a**	**1.8 a**
Zone 28-Pickering/Ajax/Uxbridge	0.0 a	0.0 a	0.0 c	1.0 a	0.9 a	0.4 a	0.3 a	1.0 a	0.6 a	0.6 a
Zone 29-Milton, Halton Hills	5.5 d	3.5 d	5.2 c	2.9 b	2.5 b	1.3 a	**	1.5 c	3.5 c	1.9 a
Zone 30-Orangeville	4.7 d	**	6.2 b	2.4 c	6.8 b	2.4 b	**	**	6.0 b	2.3 c
Zone 31-Bradford, W. Gwillimbury	**	0.0 c	3.8 b	1.0 a	5.2 b	0.6 b	11.1 a	0.0 c	5.1 a	0.7 a
Remaining CMA (Zones 18-31)	**4.2 c**	**2.8 b**	**3.1 a**	**2.0 a**	**2.8 a**	**1.6 a**	**2.1 a**	**1.3 a**	**2.8 a**	**1.7 a**

(continued)

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Durham Region	**	1.9 c	3.5 b	3.5 a	3.8 b	2.5 a	2.3 b	1.8 a	3.6 a	2.7 a
York Region	2.0 c	4.6 c	2.3 b	1.9 a	1.3 a	1.6 a	2.7 c	0.5 b	1.8 a	1.8 a
Peel Region	4.7 c	2.4 b	3.2 a	2.1 a	3.0 a	1.6 a	2.5 a	1.6 a	3.1 a	1.8 a
Halton Region	3.6 c	2.5 c	2.7 a	1.0 a	2.3 a	1.6 a	1.1 a	0.9 a	2.4 a	1.4 a
Toronto GTA	**5.0 a**	**2.3 a**	**3.1 a**	**2.4 a**	**2.9 a**	**1.9 a**	**2.5 a**	**1.7 a**	**3.1 a**	**2.1 a**
Toronto CMA	**4.9 a**	**2.3 a**	**3.0 a**	**2.4 a**	**2.8 a**	**1.9 a**	**2.5 a**	**1.6 a**	**3.1 a**	**2.1 a**

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Oshawa (North)	0.0 c	2.0 c	3.9 b	1.5 a	1.6 a	1.3 a	0.8 a	0.9 a	2.2 a	1.3 a
Zone 2 - Oshawa (S./Central)	**	4.0 c	4.5 c	5.1 b	7.6 b	4.6 b	7.2 c	4.9 b	6.7 b	4.7 a
Oshawa City (Zones 1-2)	****	**3.5 d**	**4.2 b**	**3.6 a**	**5.1 b**	**3.3 a**	**4.5 c**	**3.2 b**	**4.9 a**	**3.4 a**
Zone 3 - Whitby	**	0.0 c	2.5 b	3.1 c	1.3 a	0.6 a	2.4 b	1.2 a	1.9 b	1.5 a
Zone 4 - Clarington	**	**	3.9 b	5.2 c	3.8 a	2.8 b	**	**	3.6 a	3.4 b
Oshawa CMA	****	**2.0 c**	**3.8 b**	**3.6 a**	**4.3 b**	**2.8 a**	**3.8 c**	**2.6 a**	**4.2 a**	**3.0 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1-Toronto (Central)	828 a	884 a	1,059 a	1,105 a	1,455 b	1,554 b	**	2,496 d	1,122 b	1,208 a
Zone 2-Toronto (East)	719 a	723 a	890 a	934 a	1,203 a	1,156 a	1,426 c	1,340 c	959 a	964 a
Zone 3-Toronto (North)	833 a	853 a	1,051 a	1,088 a	1,407 a	1,456 a	1,986 b	2,043 b	1,148 a	1,196 a
Zone 4-Toronto (West)	705 a	679 a	902 a	945 a	1,183 a	1,203 a	1,386 d	1,450 b	917 a	983 a
Toronto-Former City (Zones 1-4)	**781 a**	**804 a**	**1,005 a**	**1,047 a**	**1,351 a**	**1,395 a**	**2,004 c**	**1,931 b**	**1,065 a**	**1,126 a**
Zone 5-Etobicoke (South)	682 a	678 a	803 a	811 a	962 a	972 a	1,145 a	1,233 a	869 a	882 a
Zone 6-Etobicoke (Central)	791 c	846 b	955 a	944 a	1,141 a	1,114 a	1,344 a	1,267 a	1,112 a	1,090 a
Zone 7-Etobicoke (North)	693 a	781 a	858 a	877 a	972 a	998 a	1,076 a	1,078 a	981 a	995 a
Etobicoke (Zones 5-7)	**691 a**	**706 a**	**873 a**	**876 a**	**1,047 a**	**1,049 a**	**1,222 a**	**1,206 a**	**997 a**	**1,003 a**
Zone 8-York	659 a	675 a	874 a	873 a	1,089 a	1,073 a	1,441 c	1,569 d	954 a	955 a
Zone 9-East York	717 a	726 a	868 a	899 a	1,081 a	1,138 a	1,405 a	1,451 b	969 a	1,003 a
Zone 10-Scarborough (Central)	715 a	734 a	838 a	850 a	956 a	968 a	1,071 a	1,105 a	907 a	919 a
Zone 11-Scarborough (North)	812 a	824 a	905 a	919 a	1,043 a	1,057 a	1,165 a	1,231 a	1,003 a	1,021 a
Zone 12-Scarborough (East)	744 a	757 a	828 a	849 a	937 a	953 a	1,072 a	1,088 a	923 a	943 a
Scarborough (Zones 10-12)	**738 a**	**756 a**	**849 a**	**862 a**	**967 a**	**980 a**	**1,090 a**	**1,114 a**	**933 a**	**948 a**
Zone 13-North York (Southeast)	726 a	735 a	897 a	896 a	1,053 a	1,056 a	1,301 a	1,287 a	1,007 a	1,016 a
Zone 14-North York (Northeast)	837 c	791 c	982 a	987 a	1,147 a	1,248 b	1,326 a	1,377 b	1,128 a	1,196 a
Zone 15-North York (Southwest)	672 a	720 a	840 a	871 a	988 a	1,022 a	1,224 a	1,224 a	942 a	962 a
Zone 16-North York (N.Central)	697 b	754 a	950 a	972 a	1,128 a	1,139 a	1,307 a	1,312 a	1,082 a	1,094 a
Zone 17-North York (Northwest)	670 a	644 a	798 a	811 a	944 a	953 a	1,123 a	1,109 a	901 a	911 a
North York (Zones 13-17)	**694 a**	**694 a**	**883 a**	**893 a**	**1,044 a**	**1,070 a**	**1,253 a**	**1,254 a**	**1,002 a**	**1,020 a**
Toronto (Zones 1-17)	**759 a**	**778 a**	**927 a**	**950 a**	**1,106 a**	**1,135 a**	**1,311 a**	**1,346 a**	**1,008 a**	**1,041 a**
Zone 18-Mississauga (South)	708 a	729 a	867 a	911 a	1,005 a	1,055 a	1,175 a	1,170 a	953 a	998 a
Zone 19-Mississauga (Northwest)	**	711 a	1,037 a	1,025 a	1,180 a	1,163 a	1,285 a	1,275 a	1,145 a	1,126 a
Zone 20-Mississauga (Northeast)	747 a	718 a	972 a	979 a	1,088 a	1,105 a	1,252 a	1,282 a	1,062 a	1,074 a
Mississauga City (Zones 18-20)	**725 a**	**723 a**	**928 a**	**949 a**	**1,067 a**	**1,090 a**	**1,232 a**	**1,237 a**	**1,026 a**	**1,045 a**
Zone 21-Brampton (West)	685 a	688 a	879 a	900 a	1,013 a	1,044 a	1,150 a	1,110 a	955 a	981 a
Zone 22-Brampton (East)	862 d	801 a	1,027 a	1,002 a	1,126 a	1,132 a	1,214 a	1,260 a	1,119 a	1,106 a
Brampton City (Zones 21-22)	**718 a**	**737 a**	**930 a**	**937 a**	**1,072 a**	**1,085 a**	**1,198 a**	**1,210 a**	**1,035 a**	**1,037 a**
Zone 23-Oakville	769 a	790 a	979 a	980 a	1,139 a	1,149 a	1,319 a	1,333 a	1,096 a	1,102 a
Zone 24-Caledon	**	**	**	**	890 a	**	**	**	868 a	**
Zone 25-R. Hill, Vaughan, King	843 a	829 a	957 a	971 a	1,132 a	1,144 a	1,372 a	1,405 a	1,072 a	1,071 a
Zone 26-Aurora, Newmkt, Whit-St.	656 a	636 a	865 a	875 a	944 a	1,002 a	1,089 a	1,203 a	908 a	946 a
Zone 27-Markham	**	701 a	931 b	934 a	1,056 b	1,059 a	1,220 b	1,159 a	997 b	1,010 a
York Region (Zones 25-27)	**760 a**	**764 a**	**912 a**	**925 a**	**1,044 a**	**1,068 a**	**1,230 a**	**1,276 a**	**990 a**	**1,009 a**
Zone 28-Pickering/Ajax/Uxbridge	**	697 a	840 a	832 a	973 a	1,002 a	1,140 a	1,169 a	1,024 a	1,038 a
Zone 29-Milton, Halton Hills	661 a	671 a	874 a	892 a	1,012 a	1,033 a	1,221 a	1,246 a	955 a	981 a
Zone 30-Orangeville	719 b	768 b	815 a	837 a	940 a	970 a	1,037 a	1,078 a	881 a	915 a
Zone 31-Bradford, W. Gwillimbury	705 a	676 b	796 a	821 a	939 a	944 a	1,057 a	975 b	894 a	890 a
Remaining CMA (Zones 18-31)	**730 a**	**740 a**	**923 a**	**939 a**	**1,063 a**	**1,083 a**	**1,211 a**	**1,229 a**	**1,023 a**	**1,038 a**

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The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Durham Region	639 a	661 a	786 a	803 a	907 a	916 a	1,084 a	1,092 a	887 a	899 a
York Region	760 a	764 a	912 a	925 a	1,044 a	1,068 a	1,230 a	1,276 a	990 a	1,009 a
Peel Region	723 a	727 a	929 a	946 a	1,068 a	1,088 a	1,220 a	1,229 a	1,028 a	1,043 a
Halton Region	731 a	798 a	906 a	940 a	1,029 a	1,078 a	1,268 a	1,302 a	1,006 a	1,048 a
Toronto GTA	**756 a**	**775 a**	**922 a**	**945 a**	**1,082 a**	**1,111 a**	**1,281 a**	**1,312 a**	**1,005 a**	**1,035 a**
Toronto CMA	**758 a**	**777 a**	**926 a**	**949 a**	**1,096 a**	**1,123 a**	**1,290 a**	**1,322 a**	**1,011 a**	**1,040 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Oshawa (North)	638 b	667 a	821 a	832 a	922 a	931 a	1,060 a	1,091 a	903 a	908 a
Zone 2 - Oshawa (S./Central)	606 a	632 a	727 a	756 a	859 a	864 a	989 a	971 a	815 a	832 a
Oshawa City (Zones 1-2)	**611 a**	**641 a**	**764 a**	**787 a**	**887 a**	**891 a**	**1,028 a**	**1,022 a**	**853 a**	**863 a**
Zone 3 - Whitby	745 d	717 b	855 a	869 a	959 a	962 a	1,045 a	1,049 a	925 a	932 a
Zone 4 - Clarington	654 b	**	734 a	742 a	877 a	881 a	1,083 b	1,113 b	832 a	836 a
Oshawa CMA	**637 a**	**659 a**	**785 a**	**804 a**	**900 a**	**903 a**	**1,035 a**	**1,032 a**	**867 a**	**875 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1-Toronto (Central)	98 b	6,163	154 a	14,569	69 a	6,982	13 c	811	333 a	28,525
Zone 2-Toronto (East)	25 c	1,102	108 c	3,539	21 a	1,868	0 d	102	154 b	6,611
Zone 3-Toronto (North)	64 a	4,570	268 a	15,178	150 a	8,524	25 c	1,233	507 a	29,505
Zone 4-Toronto (West)	190 c	4,939	266 b	10,484	129 c	6,070	4 b	923	588 a	22,417
Toronto-Former City (Zones 1-4)	**377 a**	**16,774**	**795 a**	**43,770**	**368 a**	**23,444**	**41 a**	**3,070**	**1,583 a**	**87,058**
Zone 5-Etobicoke (South)	33 d	938	164 b	4,602	127 b	4,432	2 b	376	327 b	10,348
Zone 6-Etobicoke (Central)	0 c	212	102 b	4,598	147 b	7,904	38 a	2,877	287 b	15,591
Zone 7-Etobicoke (North)	**	29	7 a	958	47 c	2,857	27 c	1,398	83 c	5,242
Etobicoke (Zones 5-7)	**35 c**	**1,179**	**274 a**	**10,158**	**321 a**	**15,193**	**67 a**	**4,651**	**697 a**	**31,181**
Zone 8-York	34 b	1,415	364 a	8,419	194 b	6,256	19 c	713	611 a	16,803
Zone 9-East York	31 c	942	288 a	10,025	110 a	6,609	23 b	1,043	452 a	18,619
Zone 10-Scarborough (Central)	11 d	332	214 a	6,483	169 a	6,684	29 a	1,021	424 a	14,521
Zone 11-Scarborough (North)	1 a	90	31 a	2,331	83 a	3,802	12 b	567	127 a	6,790
Zone 12-Scarborough (East)	5 d	154	60 a	3,566	131 a	7,000	36 a	2,028	231 a	12,748
Scarborough (Zones 10-12)	**17 b**	**576**	**305 a**	**12,379**	**383 a**	**17,487**	**77 a**	**3,617**	**782 a**	**34,059**
Zone 13-North York (Southeast)	5 c	251	173 a	6,348	140 a	8,413	29 b	1,845	347 a	16,858
Zone 14-North York (Northeast)	2 a	216	59 a	3,369	88 a	5,685	17 a	1,869	166 a	11,140
Zone 15-North York (Southwest)	5 c	313	134 b	3,829	89 a	4,259	9 a	850	238 a	9,251
Zone 16-North York (N.Central)	1 d	176	64 a	4,592	102 a	5,950	33 c	1,742	201 a	12,460
Zone 17-North York (Northwest)	4 a	610	205 a	5,993	191 a	8,140	57 a	2,383	457 a	17,126
North York (Zones 13-17)	**18 a**	**1,567**	**636 a**	**24,131**	**609 a**	**32,448**	**145 a**	**8,690**	**1,408 a**	**66,835**
Toronto (Zones 1-17)	**513 a**	**22,454**	**2,662 a**	**108,882**	**1,986 a**	**101,436**	**372 a**	**21,783**	**5,532 a**	**254,555**
Zone 18-Mississauga (South)	7 c	296	107 a	5,092	77 a	5,974	14 a	1,064	204 a	12,425
Zone 19-Mississauga (Northwest)	1 c	61	15 b	1,004	15 a	1,706	5 a	463	36 a	3,234
Zone 20-Mississauga (Northeast)	1 b	210	96 a	4,154	129 a	5,750	17 a	1,224	243 a	11,338
Mississauga City (Zones 18-20)	**9 c**	**567**	**218 a**	**10,250**	**221 a**	**13,429**	**36 a**	**2,751**	**483 a**	**26,997**
Zone 21-Brampton (West)	8 c	142	52 a	2,168	37 a	2,834	14 a	332	111 a	5,475
Zone 22-Brampton (East)	2 a	94	24 a	1,300	44 a	2,356	11 a	723	82 a	4,474
Brampton City (Zones 21-22)	**10 c**	**236**	**76 a**	**3,468**	**81 a**	**5,190**	**25 a**	**1,055**	**193 a**	**9,949**
Zone 23-Oakville	**	123	9 a	1,443	43 a	2,459	0 c	397	56 a	4,422
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	7 b	118	16 a	673	10 a	901	1 d	92	34 a	1,784
Zone 26-Aurora, Newmkt, Whit-St.	**	56	13 b	725	23 a	964	0 c	66	37 a	1,811
Zone 27-Markham	**	12	9 a	617	12 a	875	0 c	90	21 a	1,594
York Region (Zones 25-27)	**9 c**	**186**	**38 a**	**2,015**	**44 a**	**2,740**	**1 b**	**249**	**93 a**	**5,189**
Zone 28-Pickering/Ajax/Uxbridge	0 a	8	2 a	194	4 a	1,064	6 a	627	12 a	1,893
Zone 29-Milton, Halton Hills	1 d	33	15 b	539	11 a	825	1 c	66	28 a	1,463
Zone 30-Orangeville	**	35	7 c	305	9 b	380	**	49	18 c	768
Zone 31-Bradford, W. Gwillimbury	0 c	17	4 a	342	2 b	412	0 c	25	6 a	797
Remaining CMA (Zones 18-31)	**34 b**	**1,205**	**370 a**	**18,578**	**416 a**	**26,526**	**69 a**	**5,227**	**888 a**	**51,536**

(continued)

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Durham Region	8 c	411	132 a	3,768	192 a	7,712	28 a	1,562	360 a	13,453
York Region	9 c	186	38 a	2,015	44 a	2,740	1 b	249	93 a	5,189
Peel Region	19 b	804	294 a	13,740	302 a	18,646	61 a	3,814	676 a	37,004
Halton Region	6 c	246	47 a	4,495	126 a	7,880	12 a	1,224	190 a	13,845
Toronto GTA	**554 a**	**24,101**	**3,173 a**	**132,900**	**2,650 a**	**138,414**	**474 a**	**28,631**	**6,852 a**	**324,046**
Toronto CMA	**547 a**	**23,659**	**3,031 a**	**127,460**	**2,401 a**	**127,963**	**441 a**	**27,010**	**6,421 a**	**306,091**

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1.1.3 Number of Private Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Oshawa (North)	1 c	52	15 a	1,002	26 a	2,015	2 a	247	44 a	3,316
Zone 2 - Oshawa (S./Central)	7 d	170	73 b	1,444	137 b	2,960	17 b	352	234 a	4,926
Oshawa City (Zones 1-2)	**8 d**	**222**	**88 a**	**2,446**	**163 a**	**4,975**	**19 b**	**599**	**278 a**	**8,242**
Zone 3 - Whitby	0 c	165	26 c	839	7 a	1,187	3 a	262	36 a	2,453
Zone 4 - Clarington	**	**	10 c	190	10 b	362	**	18	20 b	578
Oshawa CMA	**8 c**	**396**	**124 a**	**3,475**	**180 a**	**6,523**	**22 a**	**879**	**334 a**	**11,273**

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1-Toronto (Central)	3.5 b	2.8 a	3.6 b	2.6 a	4.4 b	2.3 a	**	2.7 c	3.8 b	2.6 a
Zone 2-Toronto (East)	**	6.1 c	7.7 c	5.2 b	5.5 d	2.7 b	**	**	7.0 c	4.6 b
Zone 3-Toronto (North)	4.7 a	4.1 b	4.7 a	4.0 a	4.4 b	3.3 b	3.1 c	3.7 c	4.5 a	3.8 a
Zone 4-Toronto (West)	13.3 c	5.8 c	5.3 b	5.0 b	3.6 c	5.7 c	**	0.7 b	7.1 a	5.2 b
Toronto-Former City (Zones 1-4)	7.3 a	4.3 b	4.7 a	3.9 a	4.3 b	3.6 b	4.3 d	2.5 b	5.1 a	3.8 a
Zone 5-Etobicoke (South)	4.1 d	5.0 c	6.2 c	4.8 b	5.2 b	3.8 c	**	**	5.5 b	4.3 b
Zone 6-Etobicoke (Central)	5.7 d	0.5 b	6.5 b	4.6 b	5.8 b	3.4 b	3.4 b	1.9 a	5.7 a	3.4 b
Zone 7-Etobicoke (North)	0.0 b	**	4.6 b	2.5 c	4.1 c	3.0 b	7.9 c	2.5 c	5.2 b	2.8 a
Etobicoke (Zones 5-7)	4.3 c	4.2 c	6.2 b	4.5 a	5.3 a	3.4 a	4.9 b	2.1 a	5.5 a	3.6 a
Zone 8-York	5.0 c	3.3 c	4.9 b	5.5 a	3.5 c	4.1 b	5.1 d	4.2 d	4.4 b	4.8 a
Zone 9-East York	4.7 b	4.2 c	5.0 a	4.4 a	4.4 a	2.8 a	3.8 a	3.4 c	4.7 a	3.8 a
Zone 10-Scarborough (Central)	5.8 b	4.9 c	5.7 a	5.0 a	5.1 b	3.5 a	3.9 b	4.1 b	5.3 a	4.2 a
Zone 11-Scarborough (North)	6.9 a	2.4 a	4.7 a	3.0 a	4.8 a	3.5 a	3.5 a	4.1 b	4.7 a	3.4 a
Zone 12-Scarborough (East)	1.7 c	3.9 d	3.6 a	3.1 a	3.6 a	3.3 a	2.7 a	3.4 a	3.4 a	3.3 a
Scarborough (Zones 10-12)	4.8 b	4.2 c	4.9 a	4.1 a	4.4 a	3.4 a	3.2 a	3.7 a	4.5 a	3.7 a
Zone 13-North York (Southeast)	1.1 a	4.1 c	5.0 a	6.0 a	4.3 c	3.7 a	3.6 c	3.0 a	4.4 b	4.5 a
Zone 14-North York (Northeast)	5.2 a	3.7 a	5.7 b	4.7 b	4.1 b	3.7 a	4.3 b	2.3 a	4.7 a	3.8 a
Zone 15-North York (Southwest)	**	2.5 c	5.6 b	5.1 a	4.8 b	3.8 b	3.9 d	3.0 c	5.1 b	4.2 a
Zone 16-North York (N.Central)	**	3.3 d	4.3 b	2.9 a	3.6 a	2.9 a	4.5 b	3.1 c	4.0 b	2.9 a
Zone 17-North York (Northwest)	12.3 c	1.1 a	7.0 a	5.1 a	6.0 a	3.5 a	4.4 a	3.9 b	6.4 a	4.0 a
North York (Zones 13-17)	7.3 c	2.5 a	5.5 a	4.9 a	4.6 a	3.5 a	4.2 a	3.1 a	5.0 a	3.9 a
Toronto (Zones 1-17)	6.8 a	4.1 a	5.1 a	4.4 a	4.5 a	3.5 a	4.2 a	3.0 a	5.0 a	3.9 a
Zone 18-Mississauga (South)	**	4.9 d	5.9 b	4.5 a	4.8 b	2.8 a	3.4 c	2.7 b	5.2 b	3.5 a
Zone 19-Mississauga (Northwest)	**	3.3 c	6.9 a	4.5 b	6.0 a	2.8 a	2.3 a	2.1 a	5.7 a	3.3 a
Zone 20-Mississauga (Northeast)	**	3.5 d	6.2 a	4.6 a	5.7 a	5.0 a	6.6 b	3.1 b	6.0 a	4.6 a
Mississauga City (Zones 18-20)	6.2 c	4.2 c	6.1 a	4.5 a	5.3 a	3.8 a	4.7 b	2.8 a	5.6 a	4.0 a
Zone 21-Brampton (West)	7.6 c	5.6 c	4.1 b	4.0 a	6.0 a	2.7 a	2.9 c	5.7 a	5.1 a	3.4 a
Zone 22-Brampton (East)	14.5 a	7.4 a	7.4 b	4.0 a	7.1 b	4.9 b	5.1 a	4.1 b	7.0 a	4.5 a
Brampton City (Zones 21-22)	10.1 c	6.3 b	5.3 a	4.0 a	6.5 a	3.7 a	4.4 b	4.6 b	6.0 a	3.9 a
Zone 23-Oakville	**	4.0 d	4.5 c	3.9 b	4.8 a	4.1 b	3.2 c	2.9 c	4.6 b	3.9 a
Zone 24-Caledon	**	**	**	**	2.7 a	**	**	**	3.4 a	**
Zone 25-R. Hill, Vaughan, King	2.4 c	8.0 b	5.0 b	4.0 a	3.4 b	2.8 a	5.1 d	3.7 d	4.0 a	3.7 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	2.5 b	3.7 b	3.1 c	4.4 b	**	**	2.9 b	4.0 a
Zone 27-Markham	**	**	3.9 d	2.9 a	2.0 c	2.6 a	**	0.0 c	2.9 b	2.6 a
York Region (Zones 25-27)	2.7 c	5.8 c	3.7 b	3.6 a	2.9 a	3.3 a	4.6 d	2.3 c	3.3 b	3.4 a
Zone 28-Pickering/Ajax/Uxbridge	9.1 a	0.0 a	1.8 b	4.0 b	2.2 a	1.8 a	2.9 a	3.8 a	2.5 a	2.7 a
Zone 29-Milton, Halton Hills	5.5 d	3.5 d	6.5 c	5.8 b	3.7 b	2.9 a	**	3.0 b	4.6 b	4.0 b
Zone 30-Orangeville	4.7 d	**	6.5 b	2.4 c	7.7 b	3.8 c	3.8 b	**	6.8 a	3.1 c
Zone 31-Bradford, W. Gwillimbury	**	0.0 c	6.4 b	2.7 b	8.3 b	2.6 b	14.8 a	0.0 c	8.0 a	2.5 b
Remaining CMA (Zones 18-31)	6.4 b	4.8 b	5.5 a	4.2 a	5.2 a	3.6 a	4.3 a	3.2 a	5.3 a	3.8 a

(continued)

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Durham Region	9.5 c	2.4 c	5.4 a	5.4 a	5.4 a	4.2 a	5.1 a	3.4 a	5.5 a	4.4 a
York Region	2.7 c	5.8 c	3.7 b	3.6 a	2.9 a	3.3 a	4.6 d	2.3 c	3.3 b	3.4 a
Peel Region	7.4 b	4.9 b	5.9 a	4.4 a	5.7 a	3.7 a	4.6 a	3.3 a	5.7 a	4.0 a
Halton Region	5.1 c	3.4 d	5.3 a	4.0 a	5.1 a	3.6 a	2.5 a	3.3 b	4.9 a	3.7 a
Toronto GTA	6.8 a	4.1 a	5.2 a	4.4 a	4.7 a	3.6 a	4.3 a	3.0 a	5.0 a	3.9 a
Toronto CMA	6.8 a	4.1 a	5.2 a	4.3 a	4.7 a	3.5 a	4.2 a	3.0 a	5.0 a	3.9 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Oshawa (North)	**	2.0 c	5.3 b	2.7 a	3.3 b	2.8 a	2.0 b	2.1 b	3.7 b	2.7 a
Zone 2 - Oshawa (S./Central)	10.7 d	4.0 d	6.3 b	6.8 a	8.9 b	6.1 a	10.8 c	4.9 b	8.4 b	6.2 a
Oshawa City (Zones 1-2)	9.9 c	3.5 d	5.9 b	5.1 a	6.6 a	4.8 a	7.1 b	3.8 b	6.5 a	4.8 a
Zone 3 - Whitby	**	**	5.5 c	5.9 b	3.9 b	4.3 b	6.4 c	2.3 b	4.9 b	4.4 a
Zone 4 - Clarington	**	**	4.4 b	5.2 c	4.4 a	3.1 b	10.4 d	**	4.6 a	3.6 b
Oshawa CMA	9.7 c	2.5 c	5.7 a	5.3 a	5.9 a	4.6 a	7.0 b	3.3 b	6.1 a	4.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1-Toronto (Central)	1.4 a	3.2 d	2.8 c	++	**	++	++	**	2.4 c	1.5 a
Zone 2-Toronto (East)	0.6 b	1.9 b	1.2 a	1.9 b	2.3 b	1.5 a	2.0 c	++	1.4 a	1.8 b
Zone 3-Toronto (North)	2.7 c	1.4 a	2.3 b	2.2 b	2.5 c	2.3 c	4.7 d	**	2.5 b	1.9 b
Zone 4-Toronto (West)	++	1.5 d	++	1.6 c	4.0 d	2.1 c	++	++	1.5 d	1.4 a
Toronto-Former City (Zones 1-4)	**1.3 a**	**2.0 b**	**1.8 c**	**1.6 b**	**2.9 c**	**1.7 b**	**	**4.1 d**	**2.1 b**	**1.6 b**
Zone 5-Etobicoke (South)	3.3 d	3.6 d	2.4 c	2.4 c	2.3 c	3.0 d	++	**	1.9 c	2.8 c
Zone 6-Etobicoke (Central)	++	++	5.9 d	++	**	1.1 d	**	++	5.7 d	**
Zone 7-Etobicoke (North)	1.2 d	**	2.3 c	6.6 b	++	**	1.4 d	7.8 c	1.7 c	7.7 c
Etobicoke (Zones 5-7)	**2.8 c**	**3.6 d**	**4.2 c**	**2.0 b**	**4.5 c**	**2.5 b**	**	**2.2 c**	**3.8 d**	**3.0 c**
Zone 8-York	1.0 d	1.6 c	2.1 b	1.3 a	1.8 c	2.0 c	++	2.2 c	2.7 c	++
Zone 9-East York	2.3 c	1.4 a	1.8 b	1.2 a	1.9 a	1.8 a	1.2 a	1.4 a	1.6 a	1.5 a
Zone 10-Scarborough (Central)	1.4 d	2.1 c	1.9 b	1.6 b	1.5 a	1.8 b	1.6 c	3.5 c	1.4 a	2.1 b
Zone 11-Scarborough (North)	1.1 a	3.5 b	1.8 c	1.9 a	1.7 b	1.7 a	++	3.6 d	1.1 a	1.9 b
Zone 12-Scarborough (East)	2.9 c	++	1.4 a	2.4 c	1.5 a	2.6 b	++	4.1 c	1.7 c	2.6 b
Scarborough (Zones 10-12)	**1.9 c**	**1.7 c**	**1.7 b**	**2.0 b**	**1.5 b**	**2.1 a**	**0.8 d**	**3.8 b**	**1.5 a**	**2.3 a**
Zone 13-North York (Southeast)	++	++	1.1 d	++	1.4 a	1.2 d	1.8 c	1.0 d	1.1 d	1.0 d
Zone 14-North York (Northeast)	++	++	3.7 c	1.2 a	2.9 b	1.6 b	3.1 d	1.5 c	2.8 c	++
Zone 15-North York (Southwest)	1.7 c	3.1 d	1.7 c	1.9 b	1.2 a	1.7 c	1.7 c	2.6 c	3.1 d	1.3 a
Zone 16-North York (N.Central)	3.5 d	++	1.8 c	3.0 b	++	2.6 b	1.4 a	1.5 a	1.1 a	2.7 b
Zone 17-North York (Northwest)	0.7 a	-0.7 b	++	0.9 a	1.1 a	1.1 a	0.7 b	2.2 c	0.9 a	2.8 c
North York (Zones 13-17)	**1.9 c**	**++ a**	**1.6 b**	**1.3 a**	**1.4 a**	**1.6 a**	**1.6 b**	**1.7 b**	**1.6 b**	**1.7 c**
Toronto (Zones 1-17)	**1.6 b**	**1.8 a**	**2.0 a**	**1.6 a**	**2.4 a**	**1.9 a**	**2.6 b**	**2.5 a**	**2.1 a**	**1.8 a**
Zone 18-Mississauga (South)	++	++	++	3.2 d	++	3.0 d	++	**	1.1 d	3.0 c
Zone 19-Mississauga (Northwest)	++	++	1.8 a	0.7 a	1.9 a	0.7 a	1.3 a	++	2.0 a	0.5 a
Zone 20-Mississauga (Northeast)	2.8 c	++	1.0 d	1.0 a	1.4 a	0.8 a	1.5 a	1.1 a	1.9 c	0.8 a
Mississauga City (Zones 18-20)	****	**++ a**	**1.1 a**	**2.0 b**	**1.1 a**	**1.8 c**	**1.2 a**	**1.4 a**	**1.5 b**	**1.7 b**
Zone 21-Brampton (West)	++	++	1.3 d	0.9 a	1.4 d	1.9 c	2.3 c	0.9 d	2.0 c	1.3 a
Zone 22-Brampton (East)	2.0 c	**	1.4 d	2.0 b	**	2.3 a	++	2.6 b	++	2.3 a
Brampton City (Zones 21-22)	****	****	**1.3 a**	**1.3 a**	**1.2 a**	**2.1 b**	**++**	**2.0 b**	**1.5 a**	**1.8 b**
Zone 23-Oakville	++	++	2.2 c	1.4 a	1.7 c	1.6 c	++	**	1.9 c	1.6 b
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	3.2 d	++	2.6 c	1.7 c	4.5 d	++	3.1 b	2.3 b	**	1.6 c
Zone 26-Aurora, Newmkt, Whit-St.	++	++	3.3 c	2.7 b	++	3.6 c	**	**	2.1 c	3.2 c
Zone 27-Markham	**	**	++	++	++	++	**	**	**	++
York Region (Zones 25-27)	**2.5 c**	**++ a**	**2.0 c**	**1.5 c**	**1.4 a**	**2.1 c**	**++**	**5.2 d**	**0.9 d**	**1.6 c**

(continued)

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** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 28-Pickering/Ajax/Uxbridge	**	**	1.6 a	4.2 d	1.7 b	2.0 c	1.4 a	0.9 a	0.4 b	2.3 a
Zone 29-Milton, Halton Hills	**	++	1.0 a	2.1 b	2.7 b	2.1 b	++	2.5 a	1.7 c	2.2 b
Zone 30-Orangeville	2.2 b	3.4 d	3.9 c	1.4 a	2.5 b	3.0 d	++	5.7 b	3.1 c	2.2 c
Zone 31-Bradford, W. Gwillimbury	++	++	++	1.1 d	1.0 a	++	-2.3 b	++	++	++
Remaining CMA (Zones 18-31)	2.5 c	++	1.4 a	1.8 a	1.3 a	1.9 a	0.6 b	1.9 b	1.5 a	1.8 a
Durham Region	1.4 d	2.7 c	1.3 a	1.4 a	1.3 a	1.0 a	2.1 b	1.5 a	1.3 a	1.3 a
York Region	2.5 c	++	2.0 c	1.5 c	1.4 a	2.1 c	++	5.2 d	0.9 d	1.6 c
Peel Region	**	++	1.2 a	1.8 b	1.2 a	1.9 b	1.1 a	1.5 b	1.5 b	1.7 b
Halton Region	++	**	2.1 a	2.4 b	1.6 b	2.2 a	++	2.7 c	2.0 a	2.0 a
Toronto GTA	1.7 b	1.8 a	1.9 a	1.6 a	2.1 a	1.8 a	2.3 b	2.4 a	2.0 a	1.8 a
Toronto CMA	1.7 b	1.7 a	1.9 a	1.6 a	2.2 a	1.9 a	2.2 b	2.4 a	2.0 a	1.8 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Oshawa (North)	2.0 c	++	++	0.9 a	1.3 a	++	2.4 a	1.6 c	1.2 a	++
Zone 2 - Oshawa (S./Central)	++	2.9 c	1.9 c	1.9 b	1.2 a	1.4 a	++	2.0 c	**	1.8 c
Oshawa City (Zones 1-2)	++	3.0 c	1.2 a	1.5 b	1.3 a	0.9 a	2.0 c	1.8 c	1.5 c	1.3 a
Zone 3 - Whitby	**	++	1.7 b	++	1.1 a	0.8 a	3.0 c	1.2 a	1.3 a	1.0 a
Zone 4 - Clarington	++	**	-0.6 a	0.7 a	0.6 b	0.5 a	**	**	++	0.7 a
Oshawa CMA	**	2.8 c	1.2 a	1.2 a	1.2 a	0.8 a	2.3 b	1.6 b	1.4 a	1.2 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Toronto-Former City (Zones 1-4)										
Pre 1940	3.7 d	3.4 d	4.0 c	2.8 b	2.9 c	1.7 c	**	0.8 d	3.5 c	2.5 b
1940 - 1959	5.0 c	1.3 a	2.6 b	1.8 a	3.3 c	1.1 a	2.0 c	1.4 a	3.2 b	1.5 a
1960 - 1974	7.1 a	2.2 b	1.6 a	1.4 a	1.8 a	1.5 a	1.2 a	1.8 c	2.8 a	1.6 a
1975 - 1989	0.6 a	1.6 c	2.1 c	1.3 a	3.9 d	1.8 c	**	1.3 d	2.0 c	1.5 b
1990+	**	**	4.2 d	4.4 c	2.0 c	2.6 c	**	**	3.1 d	3.2 c
Total	5.3 a	2.2 a	2.3 a	1.8 a	2.5 a	1.6 a	1.6 c	1.4 a	3.0 a	1.8 a
Toronto (Zones 1-17)										
Pre 1940	3.6 d	3.2 d	4.0 c	3.0 b	2.6 c	1.6 c	**	0.8 d	3.4 c	2.5 a
1940 - 1959	4.4 b	2.0 a	3.8 a	2.6 a	3.7 b	2.5 a	2.3 b	1.3 a	3.8 a	2.5 a
1960 - 1974	6.3 a	2.3 a	2.6 a	2.3 a	2.5 a	1.8 a	2.1 a	1.6 a	2.8 a	2.0 a
1975 - 1989	2.8 c	1.2 a	2.9 a	2.1 a	3.7 b	2.3 a	5.4 b	2.7 b	3.5 b	2.2 a
1990+	0.6 b	0.8 a	5.2 c	3.5 c	3.0 c	2.1 b	3.0 c	**	3.7 c	2.5 b
Total	5.0 a	2.3 a	3.0 a	2.4 a	2.8 a	2.0 a	2.6 a	1.7 a	3.1 a	2.2 a
Remaining CMA (Zones 18-31)										
Pre 1940	6.1 c	2.9 c	5.9 c	4.5 c	5.3 d	4.1 d	**	**	5.8 c	4.0 c
1940 - 1959	**	**	3.6 b	3.3 c	3.5 c	3.2 c	0.0 c	**	3.6 b	3.2 c
1960 - 1974	4.1 c	2.7 b	3.0 a	2.1 a	2.4 a	1.6 a	2.2 a	1.3 a	2.7 a	1.8 a
1975 - 1989	2.6 b	3.2 c	2.8 a	1.2 a	3.0 a	1.4 a	1.6 a	1.3 a	2.8 a	1.3 a
1990+	n/u	n/u	4.5 d	4.8 a	**	1.4 a	**	2.2 a	**	2.6 a
Total	4.2 c	2.8 b	3.1 a	2.0 a	2.8 a	1.6 a	2.1 a	1.3 a	2.8 a	1.7 a
Durham Region										
Pre 1940	**	**	5.7 c	11.0 d	2.0 c	4.6 d	**	**	5.0 c	8.2 c
1940 - 1959	0.0 d	0.0 d	5.0 c	4.3 d	4.8 c	1.3 a	**	**	4.7 b	2.2 b
1960 - 1974	**	2.3 c	3.2 b	2.2 a	3.9 b	2.4 a	5.1 d	2.7 a	3.9 b	2.4 a
1975 - 1989	**	**	2.9 a	2.9 a	3.5 b	2.2 a	0.7 a	0.8 a	2.7 a	2.0 a
1990+	**	**	0.0 d	3.8 b	3.4 d	4.6 c	**	**	2.2 c	4.8 b
Total	**	1.9 c	3.5 b	3.5 a	3.8 b	2.5 a	2.3 b	1.8 a	3.6 a	2.7 a
York Region										
Pre 1940	**	4.8 d	2.3 c	4.6 d	0.0 d	5.3 d	**	**	1.8 b	4.7 d
1940 - 1959	**	**	**	1.0 d	**	4.3 d	**	**	1.9 c	1.9 c
1960 - 1974	1.3 d	7.6 c	2.6 b	2.1 a	1.4 a	1.4 a	3.3 d	0.8 d	2.0 a	1.8 a
1975 - 1989	**	**	1.1 d	1.0 a	1.4 a	1.4 a	0.0 d	0.0 c	1.1 a	1.1 a
1990+	n/u	n/u	**	**	**	**	**	**	**	**
Total	2.0 c	4.6 c	2.3 b	1.9 a	1.3 a	1.6 a	2.7 c	0.5 b	1.8 a	1.8 a

(continued)

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1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Peel Region										
Pre 1940	**	**	**	**	0.0 d	**	n/u	n/u	5.0 d	5.6 d
1940 - 1959	**	**	4.0 c	4.4 d	2.3 c	3.8 d	**	**	3.3 c	4.3 d
1960 - 1974	4.5 d	1.7 c	3.2 b	2.4 a	2.6 a	1.6 a	2.1 a	1.4 a	2.8 a	1.9 a
1975 - 1989	4.4 d	3.8 c	3.2 a	1.3 a	3.4 a	1.5 a	2.3 a	1.6 a	3.2 a	1.4 a
1990+	n/u	n/u	**	4.6 a	**	2.0 a	**	**	**	3.2 a
Total	4.7 c	2.4 b	3.2 a	2.1 a	3.0 a	1.6 a	2.5 a	1.6 a	3.1 a	1.8 a
Halton Region										
Pre 1940	5.4 c	**	**	**	**	**	**	**	10.2 d	4.2 d
1940 - 1959	**	0.0 d	2.4 b	**	4.6 d	3.2 d	**	**	4.0 d	2.9 c
1960 - 1974	4.0 d	3.0 d	2.4 b	0.8 a	1.6 a	1.7 a	1.1 a	1.3 a	1.9 a	1.4 a
1975 - 1989	**	**	2.4 b	0.6 a	3.2 c	1.0 a	1.4 d	0.3 b	2.7 b	0.8 a
1990+	n/u	n/u	**	5.2 d	1.4 d	0.6 a	**	0.0 a	1.0 d	1.2 a
Total	3.6 c	2.5 c	2.7 a	1.0 a	2.3 a	1.6 a	1.1 a	0.9 a	2.4 a	1.4 a
Toronto GTA										
Pre 1940	3.8 c	3.3 c	4.1 c	3.3 b	2.7 c	1.8 c	**	0.7 b	3.5 c	2.7 a
1940 - 1959	4.4 b	2.0 a	3.8 a	2.7 a	3.7 b	2.5 a	2.2 b	1.3 a	3.8 a	2.5 a
1960 - 1974	6.2 a	2.3 a	2.6 a	2.2 a	2.5 a	1.8 a	2.1 a	1.6 a	2.7 a	2.0 a
1975 - 1989	2.7 c	1.3 a	2.9 a	1.8 a	3.4 a	1.9 a	3.5 b	2.0 a	3.2 a	1.9 a
1990+	0.6 b	0.8 a	4.8 c	3.7 b	3.6 c	2.2 a	5.9 d	2.9 a	4.0 c	2.7 a
Total	5.0 a	2.3 a	3.1 a	2.4 a	2.9 a	1.9 a	2.5 a	1.7 a	3.1 a	2.1 a
Toronto CMA										
Pre 1940	3.7 c	3.2 c	4.0 c	3.0 c	2.7 c	1.7 c	**	0.8 b	3.5 c	2.6 a
1940 - 1959	4.4 b	2.0 a	3.8 a	2.6 a	3.7 b	2.5 a	2.2 b	1.3 a	3.8 a	2.5 a
1960 - 1974	6.2 a	2.3 a	2.6 a	2.3 a	2.5 a	1.7 a	2.1 a	1.6 a	2.7 a	2.0 a
1975 - 1989	2.8 c	1.3 a	2.9 a	1.8 a	3.3 a	1.9 a	3.6 b	2.1 a	3.2 a	1.8 a
1990+	0.6 b	0.8 a	5.2 c	3.7 b	3.6 c	2.0 b	6.0 d	2.0 a	4.2 c	2.5 a
Total	4.9 a	2.3 a	3.0 a	2.4 a	2.8 a	1.9 a	2.5 a	1.6 a	3.1 a	2.1 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Oshawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Oshawa CMA										
Pre 1960	**	**	6.9 c	9.3 c	5.8 c	2.6 c	**	**	6.3 b	5.4 c
1960 - 1974	**	2.3 c	3.3 b	2.2 a	4.1 b	2.6 a	5.4 c	2.9 b	4.1 b	2.5 a
1975 - 1989	**	**	2.8 a	2.8 a	4.1 b	2.4 a	1.7 a	0.9 a	3.4 b	2.3 a
1990+	**	**	0.0 d	4.2 c	3.6 d	4.7 c	**	**	2.6 c	5.1 b
Total	**	2.0 c	3.8 b	3.6 a	4.3 b	2.8 a	3.8 c	2.6 a	4.2 a	3.0 a

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Toronto-Former City (Zones 1-4)										
Pre 1940	715 a	726 a	928 a	934 a	1,363 b	1,329 a	**	1,608 d	1,034 a	1,037 a
1940 - 1959	747 a	776 a	943 a	969 a	1,234 a	1,259 a	1,746 c	1,662 a	1,000 a	1,031 a
1960 - 1974	800 a	811 a	1,021 a	1,069 a	1,349 a	1,399 a	**	2,341 c	1,078 a	1,143 a
1975 - 1989	873 a	914 a	1,143 b	1,165 a	1,628 a	1,467 b	1,675 d	1,991 c	1,140 b	1,232 a
1990+	1,154 c	1,293 b	1,372 b	1,442 a	1,611 d	1,922 d	**	**	1,464 b	1,645 b
Total	781 a	804 a	1,005 a	1,047 a	1,351 a	1,395 a	2,004 c	1,931 b	1,065 a	1,126 a
Toronto (Zones 1-17)										
Pre 1940	712 a	723 a	913 a	925 a	1,321 b	1,289 a	**	1,592 c	1,015 a	1,021 a
1940 - 1959	712 a	733 a	864 a	879 a	1,013 a	1,034 a	1,280 b	1,298 b	912 a	935 a
1960 - 1974	788 a	797 a	937 a	961 a	1,099 a	1,116 a	1,322 a	1,344 a	1,028 a	1,052 a
1975 - 1989	836 a	855 a	1,007 a	1,032 a	1,138 a	1,212 a	1,179 a	1,300 a	1,056 a	1,124 a
1990+	1,022 c	1,245 a	1,306 b	1,372 a	1,323 b	1,673 c	1,808 b	1,694 d	1,336 b	1,527 b
Total	759 a	778 a	927 a	950 a	1,106 a	1,135 a	1,311 a	1,346 a	1,008 a	1,041 a
Remaining CMA (Zones 18-31)										
Pre 1940	672 a	666 a	831 a	792 a	958 a	904 a	985 d	1,131 c	845 a	812 a
1940 - 1959	659 a	639 a	783 a	778 a	875 a	882 a	1,070 b	1,060 a	837 a	839 a
1960 - 1974	725 a	738 a	878 a	900 a	1,003 a	1,030 a	1,168 a	1,173 a	960 a	986 a
1975 - 1989	863 a	832 a	1,029 a	1,043 a	1,158 a	1,179 a	1,240 a	1,296 a	1,132 a	1,147 a
1990+	n/u	n/u	967 b	983 a	1,117 a	1,124 a	**	1,404 a	1,101 a	1,114 a
Total	730 a	740 a	923 a	939 a	1,063 a	1,083 a	1,211 a	1,229 a	1,023 a	1,038 a
Durham Region										
Pre 1940	591 a	613 a	651 a	664 a	853 a	882 a	930 c	895 c	723 a	741 a
1940 - 1959	579 b	612 a	688 a	715 a	834 a	853 a	n/s	**	779 a	806 a
1960 - 1974	629 a	663 a	804 a	814 a	903 a	907 a	1,022 a	1,033 a	880 a	888 a
1975 - 1989	701 b	691 a	862 a	861 a	948 a	955 a	1,118 a	1,141 a	961 a	963 a
1990+	**	**	777 a	770 a	924 a	900 a	**	1,022 a	886 a	858 a
Total	639 a	661 a	786 a	803 a	907 a	916 a	1,084 a	1,092 a	887 a	899 a
York Region										
Pre 1940	689 b	641 a	709 d	802 a	824 a	939 b	**	**	761 b	824 a
1940 - 1959	628 b	682 a	808 a	782 a	938 a	931 a	1,231 c	**	896 a	842 a
1960 - 1974	726 a	749 a	921 a	934 a	1,042 a	1,057 a	1,187 a	1,178 a	985 a	1,000 a
1975 - 1989	926 a	950 a	937 a	967 a	1,079 a	1,115 a	1,286 a	1,403 a	1,046 a	1,091 a
1990+	n/u	n/u	**	**	1,204 c	**	**	**	1,189 b	**
Total	760 a	764 a	912 a	925 a	1,044 a	1,068 a	1,230 a	1,276 a	990 a	1,009 a

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Toronto CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Peel Region										
Pre 1940	631 a	565 b	805 a	786 b	880 b	842 b	n/u	n/u	753 a	754 b
1940 - 1959	633 a	607 a	800 a	777 a	906 a	897 a	**	1,133 a	833 a	837 a
1960 - 1974	720 a	729 a	863 a	888 a	979 a	1,014 a	1,157 a	1,158 a	943 a	973 a
1975 - 1989	873 b	796 b	1,044 a	1,054 a	1,170 a	1,195 a	1,268 a	1,329 a	1,143 a	1,157 a
1990+	n/u	n/u	**	1,002 a	**	1,180 a	**	**	**	1,151 a
Total	723 a	727 a	929 a	946 a	1,068 a	1,088 a	1,220 a	1,229 a	1,028 a	1,043 a
Halton Region										
Pre 1940	618 a	632 c	920 a	797 a	1,130 b	904 a	**	n/s	967 a	815 a
1940 - 1959	680 a	**	774 a	797 b	873 a	911 a	**	**	842 a	881 a
1960 - 1974	753 a	777 a	900 a	923 a	1,013 a	1,046 a	1,261 a	1,231 a	995 a	1,015 a
1975 - 1989	**	**	1,047 a	1,042 a	1,213 a	1,252 a	1,338 c	1,467 a	1,185 a	1,210 a
1990+	n/u	n/u	**	**	**	**	**	**	**	**
Total	731 a	798 a	906 a	940 a	1,029 a	1,078 a	1,268 a	1,302 a	1,006 a	1,048 a
Toronto GTA										
Pre 1940	709 a	720 a	899 a	914 a	1,290 b	1,268 a	**	1,584 c	999 a	1,009 a
1940 - 1959	710 a	731 a	859 a	874 a	998 a	1,022 a	1,275 b	1,292 a	906 a	930 a
1960 - 1974	781 a	790 a	925 a	947 a	1,067 a	1,086 a	1,291 a	1,302 a	1,011 a	1,034 a
1975 - 1989	834 a	850 a	1,007 a	1,026 a	1,132 a	1,178 a	1,202 a	1,296 a	1,080 a	1,123 a
1990+	1,019 c	1,241 c	1,240 b	1,263 a	1,254 b	1,506 c	1,649 b	1,528 b	1,272 b	1,401 b
Total	756 a	775 a	922 a	945 a	1,082 a	1,111 a	1,281 a	1,312 a	1,005 a	1,035 a
Toronto CMA										
Pre 1940	711 a	721 a	910 a	921 a	1,307 b	1,276 a	**	1,589 c	1,009 a	1,015 a
1940 - 1959	711 a	732 a	862 a	876 a	1,006 a	1,027 a	1,273 b	1,292 a	909 a	932 a
1960 - 1974	783 a	792 a	929 a	951 a	1,080 a	1,098 a	1,300 a	1,315 a	1,017 a	1,040 a
1975 - 1989	837 a	854 b	1,016 a	1,036 a	1,150 a	1,195 a	1,208 a	1,298 a	1,092 a	1,134 a
1990+	1,022 c	1,245 c	1,262 b	1,311 a	1,293 b	1,587 c	1,662 b	1,569 b	1,302 b	1,460 b
Total	758 a	777 a	926 a	949 a	1,096 a	1,123 a	1,290 a	1,322 a	1,011 a	1,040 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type
Oshawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Oshawa CMA										
Pre 1960	585 a	598 a	659 a	679 a	853 a	873 a	**	994 c	755 a	783 a
1960 - 1974	624 b	662 a	801 a	813 a	896 a	895 a	1,017 a	1,002 a	874 a	874 a
1975 - 1989	700 b	690 a	859 a	856 a	932 a	934 a	1,067 a	1,089 a	916 a	917 a
1990+	**	**	740 a	763 a	903 a	891 a	**	1,022 a	867 a	851 a
Total	637 a	659 a	785 a	804 a	900 a	903 a	1,035 a	1,032 a	867 a	875 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Toronto-Former City (Zones 1-4)										
3 to 5 Units	**	**	**	**	4.3 d	**	**	**	4.9 d	2.2 c
6 to 19 Units	**	4.7 d	4.8 d	3.6 d	**	2.6 c	**	0.2 b	4.2 d	3.2 d
20 to 49 Units	3.8 b	2.5 a	2.6 a	2.9 a	2.1 b	0.9 a	2.7 c	4.6 c	2.8 a	2.5 a
50 to 99 Units	1.8 b	1.3 a	2.0 a	1.4 a	1.8 b	1.4 a	3.4 d	2.1 c	1.9 a	1.4 a
100 to 199 Units	1.4 a	2.3 b	1.9 a	2.3 a	1.8 b	1.8 b	**	2.4 c	1.8 a	2.1 a
200+ Units	6.9 a	1.8 b	1.5 a	1.1 a	2.5 a	1.3 a	0.9 a	1.7 c	3.1 a	1.3 a
Total	5.3 a	2.2 a	2.3 a	1.8 a	2.5 a	1.6 a	1.6 c	1.4 a	3.0 a	1.8 a
Toronto (Zones 1-17)										
3 to 5 Units	**	**	**	**	3.8 d	2.2 c	**	0.6 b	4.5 d	2.4 c
6 to 19 Units	**	4.2 d	5.2 c	4.5 c	3.8 c	2.9 b	2.6 c	1.1 a	4.6 b	3.5 b
20 to 49 Units	4.0 b	2.8 a	4.1 a	3.0 a	3.3 a	2.4 a	1.9 b	2.4 b	3.8 a	2.8 a
50 to 99 Units	1.9 a	1.5 a	3.2 a	2.3 a	2.7 a	2.1 a	2.4 a	2.0 a	2.9 a	2.2 a
100 to 199 Units	1.5 b	2.3 a	2.5 a	2.3 a	2.3 a	1.8 a	1.6 a	1.5 a	2.2 a	2.0 a
200+ Units	6.9 a	1.7 b	2.3 a	2.0 a	2.9 a	1.6 a	3.3 b	1.9 a	3.1 a	1.8 a
Total	5.0 a	2.3 a	3.0 a	2.4 a	2.8 a	2.0 a	2.6 a	1.7 a	3.1 a	2.2 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	**	**	4.9 c	3.0 c	4.0 c	2.0 c	5.7 d	0.0 c	4.4 c	2.1 b
6 to 19 Units	**	5.6 d	4.8 b	5.3 b	3.8 c	2.4 b	**	1.1 a	4.3 b	3.8 b
20 to 49 Units	2.1 c	3.7 d	2.3 b	2.0 a	2.0 a	2.7 a	2.3 a	3.3 b	2.1 a	2.5 a
50 to 99 Units	2.9 b	2.1 c	2.7 a	1.5 a	1.7 b	1.2 a	0.8 a	0.9 a	2.0 a	1.3 a
100 to 199 Units	3.3 d	1.8 c	2.9 a	1.9 a	2.6 a	1.4 a	1.8 a	1.1 a	2.6 a	1.5 a
200+ Units	13.8 a	2.8 b	3.5 b	1.7 a	4.0 a	1.6 a	3.9 b	1.6 a	3.9 a	1.6 a
Total	4.2 c	2.8 b	3.1 a	2.0 a	2.8 a	1.6 a	2.1 a	1.3 a	2.8 a	1.7 a
Durham Region										
3 to 5 Units	**	**	5.7 d	**	4.2 d	**	2.9 c	**	4.8 c	4.6 c
6 to 19 Units	**	**	4.8 c	6.5 c	4.8 b	5.5 b	0.0 d	0.0 d	4.9 b	5.7 b
20 to 49 Units	6.0 c	0.0 b	2.3 b	1.9 a	5.0 b	1.7 a	0.0 c	0.0 d	4.0 b	1.7 a
50 to 99 Units	**	0.5 b	3.1 c	2.0 a	2.6 b	1.8 a	1.0 a	1.0 a	2.3 a	1.6 a
100 to 199 Units	**	3.1 d	2.4 b	2.8 a	3.8 b	1.6 a	5.0 b	1.9 a	3.6 b	2.0 a
200+ Units	n/u	n/u	**	**	1.7 a	0.5 a	0.5 a	2.0 a	2.2 a	0.8 a
Total	**	1.9 c	3.5 b	3.5 a	3.8 b	2.5 a	2.3 b	1.8 a	3.6 a	2.7 a
York Region										
3 to 5 Units	0.0 a	**	**	**	1.0 d	3.5 d	**	0.0 d	1.5 c	2.3 c
6 to 19 Units	4.6 d	**	4.7 d	5.7 c	2.4 c	3.8 d	**	**	3.7 c	4.8 c
20 to 49 Units	**	**	1.2 a	3.0 b	2.2 a	3.0 b	4.6 c	4.6 c	2.0 a	3.4 b
50 to 99 Units	**	0.0 a	2.9 b	0.8 a	0.5 a	0.5 a	**	0.0 a	1.7 b	0.6 a
100 to 199 Units	**	**	0.0 d	1.1 a	1.4 a	1.3 a	**	**	0.7 a	1.1 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	2.0 c	4.6 c	2.3 b	1.9 a	1.3 a	1.6 a	2.7 c	0.5 b	1.8 a	1.8 a

(continued)

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type
Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Peel Region										
3 to 5 Units	0.0 d	**	**	**	0.0 c	**	**	0.0 d	3.4 d	2.4 c
6 to 19 Units	**	**	3.2 c	6.4 c	3.4 c	1.8 b	**	2.3 a	3.6 b	4.1 c
20 to 49 Units	**	**	1.7 b	2.2 b	1.6 a	2.0 b	2.4 a	3.6 a	1.7 a	2.3 a
50 to 99 Units	2.3 c	2.2 a	2.9 a	2.1 b	2.3 b	1.7 a	1.2 a	1.5 a	2.4 a	1.8 a
100 to 199 Units	4.0 d	2.1 b	3.4 a	2.1 a	2.6 a	1.5 a	1.8 a	1.2 a	2.8 a	1.7 a
200+ Units	15.7 a	2.2 b	3.6 b	1.6 a	4.1 a	1.6 a	4.4 c	1.5 b	4.1 a	1.6 a
Total	4.7 c	2.4 b	3.2 a	2.1 a	3.0 a	1.6 a	2.5 a	1.6 a	3.1 a	1.8 a
Halton Region										
3 to 5 Units	**	**	**	**	**	**	0.0 d	0.0 d	3.1 d	**
6 to 19 Units	**	**	**	3.2 d	5.0 d	2.0 c	**	**	5.7 c	2.4 b
20 to 49 Units	**	0.0 a	**	1.3 a	3.1 c	4.3 b	0.0 c	0.0 a	2.9 c	3.0 a
50 to 99 Units	5.4 d	**	1.9 b	1.1 a	1.2 a	0.9 a	0.9 a	0.0 a	1.5 a	1.0 a
100 to 199 Units	2.2 c	0.0 a	2.1 b	0.3 a	1.9 a	1.2 a	1.6 c	1.6 a	1.9 b	1.0 a
200+ Units	**	**	2.6 a	1.0 a	2.4 a	2.1 a	**	**	2.2 a	1.5 b
Total	3.6 c	2.5 a	2.7 a	1.0 a	2.3 a	1.6 a	1.1 a	0.9 a	2.4 a	1.4 a
Toronto GTA										
3 to 5 Units	**	**	5.8 d	3.4 d	3.8 d	2.2 c	3.5 d	1.1 a	4.4 d	2.6 b
6 to 19 Units	**	4.3 c	5.2 c	4.8 b	4.0 a	3.2 b	2.6 c	1.0 a	4.6 b	3.8 b
20 to 49 Units	4.0 b	2.8 a	3.8 a	2.8 a	3.3 a	2.5 a	2.0 a	2.6 a	3.6 a	2.7 a
50 to 99 Units	2.0 a	1.5 a	3.1 a	2.2 a	2.5 a	1.9 a	1.9 a	1.6 a	2.7 a	2.0 a
100 to 199 Units	1.8 b	2.2 a	2.6 a	2.1 a	2.3 a	1.7 a	1.8 a	1.5 a	2.3 a	1.9 a
200+ Units	6.9 a	1.7 b	2.4 a	2.0 a	3.0 a	1.6 a	3.4 b	1.9 a	3.2 a	1.8 a
Total	5.0 a	2.3 a	3.1 a	2.4 a	2.9 a	1.9 a	2.5 a	1.7 a	3.1 a	2.1 a
Toronto CMA										
3 to 5 Units	**	**	5.9 d	3.0 c	3.8 d	2.2 c	3.9 d	0.6 a	4.5 d	2.4 c
6 to 19 Units	**	4.3 c	5.2 c	4.7 b	3.8 c	2.8 a	2.7 c	1.1 a	4.6 b	3.6 b
20 to 49 Units	3.9 b	2.9 a	3.9 a	2.9 a	3.0 a	2.5 a	2.1 a	2.8 a	3.5 a	2.7 a
50 to 99 Units	2.0 a	1.6 a	3.1 a	2.2 a	2.4 a	1.9 a	1.8 a	1.6 a	2.7 a	2.0 a
100 to 199 Units	1.7 b	2.2 a	2.5 a	2.2 a	2.3 a	1.7 a	1.6 a	1.4 a	2.3 a	1.9 a
200+ Units	6.9 a	1.7 b	2.4 a	2.0 a	3.1 a	1.6 a	3.4 b	1.9 a	3.2 a	1.8 a
Total	4.9 a	2.3 a	3.0 a	2.4 a	2.8 a	1.9 a	2.5 a	1.6 a	3.1 a	2.1 a

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type
Oshawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Oshawa CMA										
3 to 5 Units	**	**	**	**	5.0 d	**	**	**	5.5 c	5.1 c
6 to 19 Units	**	**	5.0 c	6.4 c	5.0 b	5.3 b	0.0 d	0.0 d	5.1 b	5.5 b
20 to 49 Units	6.4 c	0.0 b	2.9 c	2.1 a	5.9 b	2.1 a	0.0 c	0.0 d	4.8 b	2.0 a
50 to 99 Units	**	0.5 b	3.4 c	2.1 a	3.2 b	2.4 a	3.4 c	2.4 a	3.2 b	2.2 a
100+ Units	**	3.1 d	3.0 b	2.7 a	3.6 b	1.5 a	4.7 b	1.8 a	3.6 b	1.9 a
Total	**	2.0 c	3.8 b	3.6 a	4.3 b	2.8 a	3.8 c	2.6 a	4.2 a	3.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Toronto-Former City (Zones 1-4)										
3 to 5 Units	693 b	720 b	891 b	840 b	1,399 b	1,335 b	**	1,645 c	1,176 b	1,170 b
6 to 19 Units	656 b	668 b	878 b	971 b	1,197 b	1,291 a	1,359 c	1,519 c	956 b	1,086 b
20 to 49 Units	705 a	728 a	926 a	946 a	1,215 a	1,256 a	2,070 b	2,187 c	935 a	955 a
50 to 99 Units	778 a	796 a	958 a	1,029 a	1,218 a	1,319 a	2,175 d	1,966 b	1,000 a	1,078 a
100 to 199 Units	807 a	850 a	1,059 a	1,131 a	1,415 b	1,514 a	**	2,621 c	1,145 a	1,253 a
200+ Units	833 a	856 a	1,070 a	1,088 a	1,441 a	1,466 b	**	2,121 c	1,109 a	1,154 a
Total	781 a	804 a	1,005 a	1,047 a	1,351 a	1,395 a	2,004 c	1,931 b	1,065 a	1,126 a
Toronto (Zones 1-17)										
3 to 5 Units	662 b	706 b	873 b	834 b	1,257 a	1,244 b	1,374 c	1,464 c	1,104 b	1,127 b
6 to 19 Units	662 b	670 a	833 a	896 a	1,048 a	1,085 a	1,238 a	1,414 c	925 a	994 a
20 to 49 Units	693 a	709 a	864 a	874 a	1,030 a	1,053 a	1,554 b	1,559 b	902 a	912 a
50 to 99 Units	766 a	780 a	890 a	922 a	1,026 a	1,060 a	1,264 b	1,224 a	948 a	982 a
100 to 199 Units	768 a	804 a	936 a	965 a	1,087 a	1,124 a	1,251 a	1,292 a	1,031 a	1,068 a
200+ Units	820 a	835 a	993 a	1,006 a	1,175 a	1,195 a	1,348 a	1,392 a	1,070 a	1,094 a
Total	759 a	778 a	927 a	950 a	1,106 a	1,135 a	1,311 a	1,346 a	1,008 a	1,041 a
Remaining CMA (Zones 18-31)										
3 to 5 Units	613 a	631 b	782 a	786 a	892 a	922 a	1,052 b	1,083 b	860 a	889 a
6 to 19 Units	665 a	661 a	793 a	792 a	959 a	966 a	1,177 a	1,134 a	877 a	884 a
20 to 49 Units	741 a	719 a	859 a	880 a	980 a	1,000 a	1,146 a	1,159 a	948 a	959 a
50 to 99 Units	712 a	754 a	877 a	908 a	996 a	1,039 a	1,187 a	1,182 a	967 a	1,003 a
100 to 199 Units	793 a	774 a	963 a	953 a	1,112 a	1,112 a	1,208 a	1,218 a	1,067 a	1,057 a
200+ Units	904 b	771 a	1,012 a	1,031 a	1,126 a	1,154 a	1,312 a	1,357 a	1,108 a	1,129 a
Total	730 a	740 a	923 a	939 a	1,063 a	1,083 a	1,211 a	1,229 a	1,023 a	1,038 a
Durham Region										
3 to 5 Units	560 a	625 b	697 a	703 a	791 a	825 a	887 a	983 a	750 a	800 a
6 to 19 Units	583 b	608 a	698 a	716 a	850 a	852 a	957 c	1,011 a	793 a	805 a
20 to 49 Units	634 a	671 a	769 a	783 a	896 a	903 a	1,106 c	1,093 c	850 a	856 a
50 to 99 Units	736 b	699 a	845 a	836 a	967 a	962 a	1,126 a	1,141 a	977 a	967 a
100 to 199 Units	715 b	714 a	863 a	879 a	926 a	936 a	1,031 a	1,020 a	919 a	927 a
200+ Units	n/u	n/u	**	**	975 a	**	1,103 a	**	998 a	**
Total	639 a	661 a	786 a	803 a	907 a	916 a	1,084 a	1,092 a	887 a	899 a
York Region										
3 to 5 Units	631 b	693 c	741 c	805 a	943 a	950 a	1,167 b	1,214 c	899 b	898 a
6 to 19 Units	660 a	678 a	787 a	785 a	924 a	929 a	**	**	860 a	846 a
20 to 49 Units	766 a	778 a	882 a	883 a	1,018 a	1,039 a	1,229 a	1,267 a	963 a	982 a
50 to 99 Units	700 b	780 a	935 a	972 a	1,062 a	1,091 a	1,289 c	1,210 a	1,003 a	1,044 a
100 to 199 Units	**	**	1,058 a	974 a	1,169 a	1,152 a	1,274 a	1,379 a	1,136 a	1,090 a
200+ Units	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Total	760 a	764 a	912 a	925 a	1,044 a	1,068 a	1,230 a	1,276 a	990 a	1,009 a

(continued)

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a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Toronto CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Peel Region										
3 to 5 Units	588 b	601 b	773 a	797 c	911 a	1,039 d	1,016 b	1,090 c	852 a	975 c
6 to 19 Units	646 a	595 b	787 a	794 a	970 a	933 a	1,249 a	1,190 a	878 a	869 a
20 to 49 Units	752 a	703 a	850 a	869 a	975 a	1,006 a	1,155 a	1,167 a	958 a	966 a
50 to 99 Units	695 a	739 a	843 a	879 a	948 a	1,000 a	1,163 a	1,134 a	919 a	964 a
100 to 199 Units	756 a	748 a	951 a	945 a	1,097 a	1,098 a	1,200 a	1,203 a	1,053 a	1,045 a
200+ Units	915 c	760 a	1,011 a	1,030 a	1,136 a	1,165 a	1,348 a	1,384 a	1,113 a	1,133 a
Total	723 a	727 a	929 a	946 a	1,068 a	1,088 a	1,220 a	1,229 a	1,028 a	1,043 a
Halton Region										
3 to 5 Units	673 a	**	864 b	842 b	981 b	865 b	1,042 a	1,148 b	938 a	923 b
6 to 19 Units	676 a	692 b	815 a	796 a	942 b	971 b	**	**	897 a	928 b
20 to 49 Units	675 b	728 c	882 a	896 a	999 a	1,005 a	1,058 a	1,063 a	962 a	963 a
50 to 99 Units	750 a	775 a	902 a	920 a	1,031 a	1,051 a	1,310 a	1,350 b	999 a	1,019 a
100 to 199 Units	805 b	803 a	928 a	966 a	1,024 a	1,125 a	1,182 a	1,311 a	1,008 a	1,091 a
200+ Units	**	**	965 a	1,048 b	1,229 a	1,247 a	**	**	1,223 a	1,191 a
Total	731 a	798 a	906 a	940 a	1,029 a	1,078 a	1,268 a	1,302 a	1,006 a	1,048 a
Toronto GTA										
3 to 5 Units	656 b	698 b	851 b	823 b	1,208 a	1,197 b	1,307 b	1,381 b	1,065 a	1,091 b
6 to 19 Units	659 a	666 a	815 a	866 a	1,003 a	1,030 a	1,221 a	1,387 c	904 a	959 a
20 to 49 Units	694 a	709 a	861 a	870 a	1,010 a	1,030 a	1,351 a	1,345 a	906 a	916 a
50 to 99 Units	759 a	776 a	886 a	916 a	1,010 a	1,045 a	1,221 a	1,201 a	951 a	983 a
100 to 199 Units	770 a	800 a	937 a	958 a	1,074 a	1,109 a	1,227 a	1,267 a	1,029 a	1,059 a
200+ Units	820 a	835 a	994 a	1,008 a	1,167 a	1,188 a	1,350 a	1,387 a	1,075 a	1,098 a
Total	756 a	775 a	922 a	945 a	1,082 a	1,111 a	1,281 a	1,312 a	1,005 a	1,035 a
Toronto CMA										
3 to 5 Units	660 b	701 b	865 b	830 b	1,233 a	1,224 b	1,343 b	1,424 c	1,087 a	1,110 b
6 to 19 Units	662 a	669 a	827 a	882 a	1,036 a	1,068 a	1,232 a	1,399 c	919 a	980 a
20 to 49 Units	695 a	709 a	863 a	874 a	1,019 a	1,041 a	1,360 a	1,362 a	908 a	919 a
50 to 99 Units	760 a	778 a	887 a	919 a	1,017 a	1,054 a	1,231 a	1,208 a	953 a	987 a
100 to 199 Units	770 a	801 a	942 a	962 a	1,094 a	1,121 a	1,241 a	1,277 a	1,039 a	1,065 a
200+ Units	820 a	834 a	995 a	1,009 a	1,166 a	1,188 a	1,344 a	1,388 a	1,074 a	1,098 a
Total	758 a	777 a	926 a	949 a	1,096 a	1,123 a	1,290 a	1,322 a	1,011 a	1,040 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type
Oshawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Oshawa CMA										
3 to 5 Units	560 a	603 b	695 a	712 a	801 a	828 a	882 a	988 a	752 a	809 a
6 to 19 Units	582 b	607 a	696 a	717 a	852 a	855 a	1,010 c	988 a	793 a	805 a
20 to 49 Units	627 a	669 a	769 a	778 a	904 a	910 a	1,106 c	1,093 c	855 a	858 a
50 to 99 Units	736 b	699 a	827 a	823 a	930 a	918 a	1,037 a	1,051 a	905 a	893 a
100+ Units	715 b	714 a	865 a	878 a	933 a	938 a	1,044 a	1,029 a	926 a	930 a
Total	637 a	659 a	785 a	804 a	900 a	903 a	1,035 a	1,032 a	867 a	875 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Toronto CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1-Toronto (Central)	**	**	**	1.0 d	2.1 b	1.6 b	1.3 a	1.0 a	1.8 c	1.2 a	1.5 b	1.1 a
Zone 2-Toronto (East)	**	**	**	**	3.6 b	3.0 d	3.0 a	2.6 b	**	**	0.7 a	0.3 a
Zone 3-Toronto (North)	**	**	3.2 d	3.5 d	2.4 a	2.2 a	2.4 a	1.8 b	1.9 b	2.6 b	1.9 a	0.7 a
Zone 4-Toronto (West)	**	**	4.4 d	3.4 d	3.8 c	3.6 c	1.8 b	1.1 a	1.8 b	2.0 b	8.5 a	2.8 b
Toronto-Former City (Zones 1-4)	**4.9 d**	**2.2 c**	**4.2 d**	**3.2 d**	**2.8 a**	**2.5 a**	**1.9 a**	**1.4 a**	**1.8 a**	**2.1 a**	**3.1 b**	**1.3 a**
Zone 5-Etobicoke (South)	**	**	**	5.4 d	5.5 b	3.1 b	2.3 c	2.8 c	2.7 c	1.4 a	n/u	n/u
Zone 6-Etobicoke (Central)	**	**	4.1 d	1.2 a	**	0.5 a	3.3 d	0.6 a	3.2 b	2.1 a	4.0 b	2.4 c
Zone 7-Etobicoke (North)	0.0 d	0.0 d	1.5 a	0.0 c	2.2 a	**	1.3 a	1.3 a	3.8 c	0.6 b	**	2.5 c
Etobicoke (Zones 5-7)	****	****	**3.6 d**	**4.2 d**	**6.2 b**	**2.4 a**	**2.5 b**	**1.6 c**	**3.7 b**	**1.8 a**	**5.0 b**	**2.4 c**
Zone 8-York	**	**	5.3 d	**	3.7 a	3.4 b	5.1 d	4.0 b	2.2 b	3.0 b	1.8 b	4.2 b
Zone 9-East York	**	**	5.5 d	3.9 c	2.4 b	2.2 a	5.0 b	2.3 b	1.8 a	1.3 a	2.9 a	2.7 b
Zone 10-Scarborough (Central)	3.6 d	**	5.6 c	7.8 c	3.6 b	2.8 a	3.2 b	2.2 a	3.2 d	3.6 b	1.5 a	1.5 a
Zone 11-Scarborough (North)	n/u	n/u	6.3 a	3.6 d	3.5 a	n/s	**	**	1.5 a	2.0 a	2.7 a	1.6 a
Zone 12-Scarborough (East)	2.3 c	0.0 d	4.4 a	**	1.9 a	4.1 d	2.5 b	4.0 b	1.2 a	1.5 a	1.3 a	1.4 a
Scarborough (Zones 10-12)	**3.2 d**	****	**5.6 d**	**7.2 c**	**3.4 b**	**2.9 a**	**3.0 b**	**2.8 a**	**1.9 a**	**2.3 a**	**1.7 a**	**1.4 a**
Zone 13-North York (Southeast)	**	11.8 a	4.3 c	3.9 b	4.5 b	2.8 b	2.1 a	1.9 a	1.7 b	3.1 a	3.7 c	1.5 a
Zone 14-North York (Northeast)	**	**	**	**	**	2.6 a	**	**	2.5 b	1.4 a	1.9 b	1.4 a
Zone 15-North York (Southwest)	**	0.6 b	**	**	3.8 b	3.7 b	3.3 b	3.4 a	2.0 c	1.6 b	2.7 b	2.2 b
Zone 16-North York (N.Central)	5.6 d	0.0 d	3.5 c	1.5 b	2.1 b	0.9 a	1.6 b	1.0 a	1.8 a	1.3 a	3.0 b	2.3 a
Zone 17-North York (Northwest)	n/s	**	6.2 c	4.3 c	5.5 a	5.2 b	4.6 b	4.0 b	2.8 a	1.5 a	5.6 b	2.3 a
North York (Zones 13-17)	**4.9 d**	**1.6 c**	**5.5 c**	**2.8 b**	**3.9 a**	**3.4 b**	**2.9 a**	**2.5 a**	**2.3 a**	**1.7 a**	**3.6 b**	**1.9 a**
Toronto (Zones 1-17)	**4.5 d**	**2.4 c**	**4.6 b**	**3.5 b**	**3.8 a**	**2.8 a**	**2.9 a**	**2.2 a**	**2.2 a**	**2.0 a**	**3.1 a**	**1.8 a**
Zone 18-Mississauga (South)	**	0.0 d	3.4 d	4.6 c	2.1 b	3.2 c	2.1 b	1.5 b	1.9 a	1.4 a	3.5 d	1.0 a
Zone 19-Mississauga (Northwest)	**	**	**	**	0.0 a	0.4 a	2.0 a	0.9 a	3.5 a	1.1 a	**	**
Zone 20-Mississauga (Northeast)	n/u	n/u	4.8 d	8.3 a	2.4 b	1.0 a	2.9 c	2.6 b	3.0 b	2.3 a	4.6 a	1.8 a
Mississauga City (Zones 18-20)	****	**0.0 d**	**3.6 c**	**4.6 c**	**2.0 a**	**2.0 a**	**2.3 b**	**1.8 a**	**2.6 a**	**1.7 a**	**4.5 a**	**1.6 a**
Zone 21-Brampton (West)	4.6 d	5.1 d	4.4 b	3.8 c	1.0 a	3.0 c	2.8 b	2.2 a	4.2 b	3.2 c	1.4 a	0.4 a
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	3.3 b	0.9 a	5.1 b	2.7 a
Brampton City (Zones 21-22)	**4.6 d**	**5.1 d**	**4.4 b**	**3.8 c**	**1.0 d**	**3.0 c**	**2.8 b**	**2.1 a**	**3.6 b**	**1.7 b**	**3.4 b**	**1.7 a**
Zone 23-Oakville	2.3 c	**	**	1.9 c	2.9 c	3.9 d	0.8 a	0.3 a	1.8 b	0.4 a	**	**
Zone 24-Caledon	n/u	n/u	**	**	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	4.5 d	**	**	**	3.1 b	5.0 b	1.8 a	0.9 a	**	**	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	0.0 c	2.5 a	4.1 c	4.9 a	0.7 a	1.7 a	0.7 b	0.6 a	**	**	n/u	n/u
Zone 27-Markham	n/u	n/u	**	**	**	**	**	0.3 a	0.5 b	1.8 b	n/u	n/u
York Region (Zones 25-27)	**1.5 c**	**2.3 c**	**3.7 c**	**4.8 c**	**2.0 a**	**3.4 b**	**1.7 b**	**0.6 a**	**0.7 a**	**1.1 a**	**n/u**	**n/u**
Zone 28-Pickering/Ajax/Uxbridge	**	**	0.0 d	2.7 c	0.0 a	0.0 a	0.0 d	0.2 a	n/u	n/u	**	**
Zone 29-Milton, Halton Hills	**	**	**	5.2 d	0.5 a	2.0 c	3.0 d	1.5 a	**	**	n/u	n/u
Zone 30-Orangeville	**	**	10.8 d	**	4.3 a	3.2 d	**	**	n/u	n/u	n/u	n/u
Zone 31-Bradford, W. Gwillimbury	5.8 b	0.0 b	3.1 d	1.4 a	5.6 d	1.3 a	**	**	**	n/s	n/u	n/u
Remaining CMA (Zones 18-31)	**4.4 c**	**2.1 b**	**4.3 b**	**3.8 b**	**2.1 a**	**2.5 a**	**2.0 a**	**1.3 a**	**2.6 a**	**1.5 a**	**3.9 a**	**1.6 a**

(continued)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Toronto CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Durham Region	4.8 c	4.6 c	4.9 b	5.7 b	4.0 b	1.7 a	2.3 a	1.6 a	n/u	n/u	**	**
York Region	1.5 c	2.3 c	3.7 c	4.8 c	2.0 a	3.4 b	1.7 b	0.6 a	0.7 a	1.1 a	n/u	n/u
Peel Region	3.4 d	2.4 c	3.6 b	4.1 c	1.7 a	2.3 a	2.4 a	1.8 a	2.8 a	1.7 a	4.1 a	1.6 a
Halton Region	3.1 d	**	5.7 c	2.4 b	2.9 c	3.0 a	1.5 a	1.0 a	1.9 b	1.0 a	2.2 a	1.5 b
Toronto GTA	4.4 d	2.6 b	4.6 b	3.8 b	3.6 a	2.7 a	2.7 a	2.0 a	2.3 a	1.8 a	3.2 a	1.8 a
Toronto CMA	4.5 d	2.4 c	4.6 b	3.6 b	3.5 a	2.7 a	2.7 a	2.0 a	2.3 a	1.9 a	3.2 a	1.8 a

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1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Oshawa CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Oshawa (North)	3.9 d	1.8	5.2 d	1.5 c	2.8 a	**	2.4 b	0.5 a	1.3 a	1.6 b
Zone 2 - Oshawa (S./Central)	**	5.4	7.5 c	8.6 b	6.2 b	2.3 a	4.0 b	4.1 a	8.9 c	2.6 a
Oshawa City (Zones 1-2)	6.2 c	4.4 d	7.1 c	7.2 b	5.7 b	2.3 a	3.3 b	2.5 a	3.9 b	1.9 a
Zone 3 - Whitby	0.0 d	**	0.0 c	1.1 a	0.5 b	1.0 a	**	**	3.0 a	1.9 a
Zone 4 - Clarington	12.2 a	**	4.1 c	4.0 c	**	**	**	**	**	**
Oshawa CMA	5.5 c	5.1 c	5.1 b	5.5 b	4.8 b	2.0 a	3.2 b	2.2 a	3.6 b	1.9 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Toronto CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Toronto-Former City (Zones 1-4)										
LT $800	3.1 c	4.2 c	4.0 d	2.9 c	**	0.0 d	**	**	3.6 c	3.7 c
$800 - $899	2.6 b	1.4 a	2.6 c	2.1 b	**	**	**	**	2.4 b	1.8 b
$900 - $999	1.7 b	0.9 a	2.5 b	2.2 b	1.4 d	0.6 b	**	**	2.2 b	1.7 a
$1000 - $1099	2.4 c	0.8 a	1.8 a	1.4 a	1.3 a	1.3 d	**	**	1.7 a	1.3 a
$1100 - $1199	0.0 d	0.0 d	2.0 b	1.1 a	3.0 c	**	0.0 d	**	2.1 b	1.8 c
$1200+	1.7 c	2.0 c	2.9 b	2.3 a	3.7 c	1.7 a	1.7 c	1.3 a	3.3 b	1.9 a
Total	5.3 a	2.2 a	2.3 a	1.8 a	2.5 a	1.6 a	1.6 c	1.4 a	3.0 a	1.8 a
Toronto (Zones 1-17)										
LT $800	3.6 c	3.6 c	4.8 b	3.9 b	**	5.0 d	0.0 d	**	4.6 b	3.8 b
$800 - $899	2.5 b	1.3 a	3.6 a	3.1 a	3.4 b	2.4 a	0.0 d	0.8 a	3.5 a	2.8 a
$900 - $999	1.8 b	1.0 a	3.3 b	2.1 a	3.2 a	2.4 a	2.1 c	3.9 d	3.2 a	2.2 a
$1000 - $1099	2.5 c	0.9 a	2.3 a	1.9 a	2.6 a	1.8 a	6.9 c	2.1 b	2.9 a	1.8 a
$1100 - $1199	0.0 d	0.0 d	2.0 b	1.3 a	2.7 a	2.0 b	2.5 b	1.8 a	2.4 a	1.7 a
$1200+	1.7 c	1.9 c	4.3 b	2.7 a	4.5 b	2.1 a	2.9 a	1.6 a	4.1 b	2.1 a
Total	5.0 a	2.3 a	3.0 a	2.4 a	2.8 a	2.0 a	2.6 a	1.7 a	3.1 a	2.2 a
Remaining CMA (Zones 18-31)										
LT $800	4.2 c	2.9 b	3.1 c	3.5 b	2.1 c	3.0 c	**	**	3.1 b	3.3 b
$800 - $899	0.7 b	3.9 d	3.4 b	2.0 a	4.0 c	2.4 a	**	**	3.4 a	2.2 a
$900 - $999	**	**	4.0 b	1.9 a	3.0 a	1.8 a	5.8 d	3.5 d	3.4 b	1.9 a
$1000 - $1099	**	**	3.4 b	1.8 a	3.0 b	1.4 a	1.6 b	1.5 c	3.1 b	1.5 a
$1100 - $1199	**	n/s	2.2 b	0.4 a	2.7 a	1.5 a	1.4 a	0.9 a	2.3 a	1.1 a
$1200+	**	**	**	1.0 a	2.4 a	1.1 a	2.7 b	1.0 a	2.4 a	1.1 a
Total	4.2 c	2.8 b	3.1 a	2.0 a	2.8 a	1.6 a	2.1 a	1.3 a	2.8 a	1.7 a
Durham Region										
LT $800	**	0.0 a	0.0 c	1.8 c	**	**	**	n/s	0.0 c	1.9 c
$800 - $899	n/s	n/s	**	**	**	0.0 c	n/s	**	0.0 d	0.0 c
$900 - $999	n/s	n/s	**	0.0 a	0.8 a	0.6 a	n/s	n/s	0.8 a	0.5 a
$1000 - $1099	n/s	n/s	**	**	**	**	**	1.2 a	2.0 b	0.2 b
$1100 - $1199	n/s	n/s	**	**	**	0.0 a	0.5 a	0.6 a	0.5 a	0.5 a
$1200+	n/s	n/s	n/s	**	**	**	2.3 c	1.1 a	0.7 b	0.7 a
Total	**	1.9 c	3.5 b	3.5 a	3.8 b	2.5 a	2.3 b	1.8 a	3.6 a	2.7 a
York Region										
LT $800	3.5 d	5.6 d	4.3 d	4.2 d	1.1 a	0.0 c	**	**	3.4 d	4.1 c
$800 - $899	**	10.3 d	4.3 d	1.5 a	1.7 c	2.5 c	n/s	**	3.5 c	2.1 b
$900 - $999	**	**	1.4 a	1.8 a	1.6 c	2.3 c	**	**	1.4 a	1.9 b
$1000 - $1099	**	**	0.4 b	2.6 a	**	1.3 a	**	**	1.2 a	1.6 a
$1100 - $1199	n/s	n/s	**	1.0 a	0.8 d	1.1 a	**	**	0.8 d	1.1 a
$1200+	n/s	n/s	**	**	2.9 b	1.6 a	4.4 d	0.9 a	3.9 c	1.3 a
Total	2.0 c	4.6 c	2.3 b	1.9 a	1.3 a	1.6 a	2.7 c	0.5 a	1.8 a	1.8 a

(continued)

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1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Toronto CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Peel Region										
LT $800	3.4 c	2.3 b	1.4 a	3.0 b	0.5 a	**	n/s	**	1.7 b	2.8 b
$800 - $899	**	**	3.3 b	2.3 a	3.0 d	2.4 b	**	**	3.2 b	2.3 a
$900 - $999	**	**	4.7 c	2.3 a	3.4 b	1.8 a	**	4.1 d	4.0 b	2.0 a
$1000 - $1099	**	**	3.8 b	1.7 b	3.2 c	1.4 a	2.0 c	1.8 c	3.4 b	1.6 a
$1100 - $1199	**	n/s	2.4 b	0.4 a	3.1 b	1.4 a	1.4 a	1.1 a	2.6 a	1.1 a
$1200+	**	**	0.8 d	0.7 b	2.2 b	1.2 a	2.8 b	1.2 a	2.3 a	1.1 a
Total	4.7 c	2.4 b	3.2 a	2.1 a	3.0 a	1.6 a	2.5 a	1.6 a	3.1 a	1.8 a
Halton Region										
LT $800	**	**	4.8 d	**	**	**	n/s	n/s	**	**
$800 - $899	**	**	1.9 b	0.6 b	4.8 d	3.1 d	**	**	3.2 d	1.4 a
$900 - $999	**	**	**	0.6 b	0.9 a	2.0 c	**	**	1.9 c	1.2 a
$1000 - $1099	n/s	n/s	4.3 d	1.6 b	1.9 c	2.3 a	**	**	2.8 b	2.1 a
$1100 - $1199	n/s	n/s	3.3 d	0.6 b	2.3 c	2.4 b	**	**	2.3 c	1.9 b
$1200+	n/s	n/s	**	**	3.4 b	0.7 a	1.4 a	0.3 b	2.9 a	0.8 a
Total	3.6 c	2.5 b	2.7 a	1.0 a	2.3 a	1.6 a	1.1 a	0.9 a	2.4 a	1.4 a
Toronto GTA										
LT $800	3.6 b	3.6 b	4.6 b	3.9 b	**	4.5 d	0.0 d	**	4.4 b	3.8 a
$800 - $899	2.5 b	1.4 a	3.6 a	3.0 a	3.3 b	2.4 a	0.0 d	0.7 a	3.4 a	2.7 a
$900 - $999	1.8 b	1.0 a	3.4 a	2.1 a	3.2 a	2.3 a	2.5 b	3.8 a	3.2 a	2.2 a
$1000 - $1099	3.0 c	1.1 a	2.5 a	1.8 a	2.7 a	1.7 a	6.0 b	2.0 b	2.9 a	1.8 a
$1100 - $1199	0.0 d	0.0 d	2.0 b	1.1 a	2.7 a	1.9 a	2.1 b	1.6 a	2.3 a	1.6 a
$1200+	1.7 c	1.9 c	4.2 b	2.6 a	4.1 b	1.9 a	2.8 a	1.5 a	3.8 a	1.9 a
Total	5.0 a	2.3 a	3.1 a	2.4 a	2.9 a	1.9 a	2.5 a	1.7 a	3.1 a	2.1 a
Toronto CMA										
LT $800	3.6 b	3.6 c	4.6 b	3.9 b	**	4.5 d	0.0 d	**	4.4 b	3.8 a
$800 - $899	2.5 b	1.4 a	3.6 a	3.0 a	3.5 b	2.4 a	0.0 c	0.7 a	3.5 a	2.7 a
$900 - $999	1.8 b	1.0 a	3.4 a	2.1 a	3.2 a	2.3 a	2.7 b	3.8 a	3.2 a	2.2 a
$1000 - $1099	3.0 c	1.1 a	2.5 a	1.8 a	2.7 a	1.7 a	6.0 b	2.0 b	3.0 a	1.8 a
$1100 - $1199	0.0 d	0.0 d	2.0 b	1.1 a	2.7 a	1.9 a	2.1 b	1.6 a	2.4 a	1.6 a
$1200+	1.7 c	1.9 c	4.2 b	2.6 a	4.1 b	1.9 a	2.8 a	1.5 a	3.8 a	1.9 a
Total	4.9 a	2.3 a	3.0 a	2.4 a	2.8 a	1.9 a	2.5 a	1.6 a	3.1 a	2.1 a

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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Oshawa CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Oshawa CMA										
LT $700	**	3.5 c	4.7 d	9.5 c	0.0 d	0.0 c	**	**	5.1 d	7.1 b
$700 - $799	**	0.0 c	3.5 c	3.0 b	12.4 d	3.8 c	**	**	7.5 c	3.3 b
$800 - $899	**	**	3.9 c	2.2 a	5.3 b	4.6 b	**	5.9 b	5.5 b	3.8 b
$900 - $999	n/s	**	4.3 c	3.3 c	1.2 a	1.7 a	1.3 a	3.9 c	1.7 b	2.1 a
$1000 - $1099	n/s	**	**	7.4 b	1.3 a	0.2 b	2.8 b	1.7 c	2.2 b	1.5 b
$1100+	n/s	n/s	**	**	**	0.7 b	2.0 c	1.8 c	**	1.1 a
Total	**	2.0 c	3.8 b	3.6 a	4.3 b	2.8 a	3.8 c	2.6 a	4.2 a	3.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1-Toronto (Central)	n/u	n/u	**	**	**	**	n/u	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	n/s	**	n/u	n/u	n/s	**
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	5.4 a	**	4.5 a	**
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	**	n/s	**	1.3 a	5.3 d	1.3 d
Toronto-Former City (Zones 1-4)	**n/u**	**n/u**	**	**	**	**	**3.5 d**	**1.6 c**	**4.6 d**	**1.4 d**
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	0.8 a	0.8 d	0.9 a	1.3 a	0.9 a	1.2 a
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	5.2 c	1.4 a	3.5 c	2.0 c	4.2 b	1.8 c
Etobicoke (Zones 5-7)	**n/u**	**n/u**	**n/u**	**n/u**	**3.5 c**	**1.2 a**	**2.3 b**	**1.7 c**	**2.7 a**	**1.5 c**
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	n/s	**	n/s	**	**	**	3.8 a	**	3.7 b	**
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	2.0 c	**	**	**	4.4 d
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	1.5 a	2.1 a	1.1 a	1.7 a
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Scarborough (Zones 10-12)	**n/u**	**n/u**	**n/u**	**n/u**	**	**1.2 a**	**2.2 a**	**3.2 b**	**2.2 b**	**2.6 a**
Zone 13-North York (Southeast)	**	**	**	n/u	5.8 a	2.1 a	5.1 a	3.7 a	5.2 a	3.4 a
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	3.8 d	1.5 a	3.6 d	1.5 d
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	11.6 a	2.6 c	4.5 a	3.5 a	5.1 a	3.4 b
North York (Zones 13-17)	**	**	**	**n/u**	**5.0 c**	**1.8 c**	**4.7 b**	**2.9 a**	**4.7 b**	**2.8 a**
Toronto (Zones 1-17)	**	**	**	**	**4.0 b**	**1.4 a**	**3.8 b**	**2.6 a**	**3.8 b**	**2.3 a**
Zone 18-Mississauga (South)	n/u	n/u	**	**	0.9 a	0.0 a	3.5 a	0.0 a	2.3 a	0.4 a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	2.6 a	1.1 a	2.7 a	1.2 a
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	3.4 a	**	2.1 b	1.6 a	2.3 b	1.5 a
Mississauga City (Zones 18-20)	**n/u**	**n/u**	**2.8 a**	**2.6 a**	**2.5 a**	**1.2 a**	**2.3 a**	**1.3 a**	**2.4 a**	**1.3 a**
Zone 21-Brampton (West)	n/u	n/u	**	**	**	**	14.1 d	**	12.6 d	**
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	**n/u**	**n/u**	**	**	**	**	**11.9 d**	**2.6 c**	**10.7 d**	**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	5.8 c	**	5.5 c	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	1.8 a	3.3 a	1.6 a	2.9 a
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	**n/u**	**n/u**	**n/u**	**n/u**	**	**	**1.6 a**	**2.8 a**	**1.4 a**	**2.6 a**
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Remaining CMA (Zones 18-31)	**n/u**	**n/u**	**2.6 a**	**	**2.1 c**	**3.8 d**	**4.6 b**	**1.6 b**	**4.2 b**	**1.9 b**

(continued)

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Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Durham Region	n/u	n/u	**	**	**	**	4.8 a	3.1 a	4.5 b	3.4 b
York Region	n/u	n/u	n/u	n/u	**	**	1.6 a	2.8 a	1.4 a	2.6 a
Peel Region	n/u	n/u	2.6 a	**	2.1 c	0.9 a	4.7 b	1.6 a	4.3 b	1.5 b
Halton Region	**	**	**	**	2.2 b	2.5 c	3.6 c	**	3.2 c	**
Toronto GTA	**	**	2.6 c	**	3.0 a	2.0 b	4.0 a	2.4 a	3.8 a	2.3 a
Toronto CMA	**	**	2.5 a	**	3.3 b	2.3 b	4.1 a	2.1 a	4.0 a	2.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	**	4.7 b	3.0 c	4.7 b	3.0 c
Zone 2 - Oshawa (S./Central)	n/u	n/u	**	**	**	11.1 a	2.9 a	3.8 a	2.8 a	4.8 a
Oshawa City (Zones 1-2)	n/u	n/u	**	**	1.9 a	10.9 a	3.9 a	3.4 b	3.8 a	3.9 a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	1.9 a	10.9 a	3.9 a	3.5 b	3.7 a	3.8 a

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1-Toronto (Central)	n/u	n/u	n/s	n/s	**	n/s	n/u	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	2,274 a	2,473 a	2,166 a	2,340 a
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	**	n/s	2,304 a	2,024 c	1,974 c	2,024 c
Toronto-Former City (Zones 1-4)	**n/u**	**n/u**	**n/s**	**n/s**	**1,381 b**	**	**2,291 a**	**2,136 b**	**2,024 b**	**2,110 b**
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	1,105 a	1,109 a	1,378 b	1,340 a	1,297 b	1,283 a
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	1,008 b	1,009 a	1,160 a	1,181 a	1,106 a	1,109 a
Etobicoke (Zones 5-7)	**n/u**	**n/u**	**n/u**	**n/u**	**1,048 a**	**1,040 a**	**1,264 a**	**1,261 a**	**1,193 a**	**1,185 a**
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	n/s	**	n/s	**	**	**	1,358 a	1,431 c	1,374 a	1,447 c
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	1,174 a	1,342 a	1,326 a	1,310 a	1,240 a
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Scarborough (Zones 10-12)	**n/u**	**n/u**	**n/u**	**n/u**	**1,096 b**	**1,174 a**	**1,187 b**	**1,374 a**	**1,160 b**	**1,336 a**
Zone 13-North York (Southeast)	**	**	**	n/u	1,268 a	1,335 a	1,426 a	1,478 a	1,405 a	1,458 a
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	1,499 b	1,414 b	1,452 c	1,393 b
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	958 a	**	1,125 a	1,142 a	1,110 a	1,126 a
North York (Zones 13-17)	****	****	****	**n/u**	**1,208 a**	**1,242 b**	**1,375 a**	**1,389 a**	**1,350 a**	**1,372 a**
Toronto (Zones 1-17)	****	****	****	****	**1,137 a**	**1,146 a**	**1,361 a**	**1,399 a**	**1,313 a**	**1,352 a**
Zone 18-Mississauga (South)	n/u	n/u	**	**	1,048 a	1,068 a	1,250 a	1,318 a	1,154 a	1,210 a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	1,443 a	1,470 a	1,441 a	1,451 a
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	1,072 a	**	1,355 a	1,308 a	1,300 a	1,275 a
Mississauga City (Zones 18-20)	**n/u**	**n/u**	**925 a**	**934 a**	**1,064 a**	**1,068 a**	**1,369 a**	**1,348 a**	**1,312 a**	**1,306 a**
Zone 21-Brampton (West)	n/u	n/u	**	**	**	**	1,206 a	1,283 a	1,174 a	1,266 a
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	**n/u**	**n/u**	****	****	****	****	**1,211 a**	**1,279 a**	**1,182 a**	**1,263 a**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	1,247 a	**	1,183 a	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	**	**	1,264 b	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	n/s	**	n/s	**
York Region (Zones 25-27)	**n/u**	**n/u**	**n/u**	**n/u**	****	****	****	****	**1,264 b**	**1,314 c**
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Remaining CMA (Zones 18-31)	**n/u**	**n/u**	**916 a**	**929 a**	**1,025 a**	**1,091 a**	**1,302 a**	**1,306 a**	**1,252 a**	**1,269 a**

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Durham Region	n/u	n/u	**	**	955 c	1,003 c	1,075 a	1,100 a	1,051 a	1,091 a
York Region	n/u	n/u	n/u	n/u	**	**	**	**	1,264 b	1,314 c
Peel Region	n/u	n/u	916 a	929 a	1,044 a	1,083 a	1,331 a	1,332 a	1,282 a	1,296 a
Halton Region	**	**	**	823 d	1,079 a	1,153 a	1,134 a	1,156 a	1,110 a	1,152 a
Toronto GTA	**	**	781 b	919 a	1,096 a	1,134 a	1,287 a	1,314 a	1,243 a	1,276 a
Toronto CMA	**	**	925 a	935 b	1,096 a	1,124 a	1,334 a	1,356 a	1,286 a	1,315 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	**	1,129 a	1,146 a	1,128 a	1,145 a
Zone 2 - Oshawa (S./Central)	n/u	n/u	**	**	**	**	1,040 a	1,073 b	1,028 a	1,065 a
Oshawa City (Zones 1-2)	n/u	n/u	**	**	955 a	1,003 b	1,090 a	1,114 a	1,081 a	1,107 a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	955 a	1,003 b	1,090 a	1,117 a	1,062 a	1,106 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1-Toronto (Central)	n/u	n/u	**	**	**	**	**	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	**	55	**	67
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	n/s	n/s	1 a	111	1 d	111
Toronto-Former City (Zones 1-4)	**n/u**	**n/u**	**	**	**	**20**	**3 c**	**174**	**3 d**	**197**
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	1 d	130	5 a	392	6 a	523
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	4 a	268	8 c	380	11 c	648
Etobicoke (Zones 5-7)	**n/u**	**n/u**	**n/u**	**n/u**	**5 a**	**398**	**13 c**	**773**	**18 c**	**1,170**
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	**	**	**	**	**	**	**	103	**	114
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	2 c	103	**	81	8 d	183
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	6 a	296	6 a	364
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Scarborough (Zones 10-12)	**n/u**	**n/u**	**n/u**	**n/u**	**2 a**	**170**	**12 b**	**377**	**14 a**	**547**
Zone 13-North York (Southeast)	**	**	n/u	n/u	3 a	147	35 a	951	38 a	1,099
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	8 a	549	9 d	623
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	1 c	41	17 a	497	18 b	538
North York (Zones 13-17)	****	****	**n/u**	**n/u**	**5 c**	**296**	**60 a**	**2,046**	**65 a**	**2,343**
Toronto (Zones 1-17)	****	****	****	****	**12 a**	**891**	**90 a**	**3,473**	**102 a**	**4,371**
Zone 18-Mississauga (South)	n/u	n/u	**	**	0 a	114	0 a	159	1 a	279
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	5 a	469	6 a	500
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	**	**	18 a	1,176	20 a	1,319
Mississauga City (Zones 18-20)	**n/u**	**n/u**	**1 a**	**39**	**3 a**	**256**	**23 a**	**1,804**	**28 a**	**2,098**
Zone 21-Brampton (West)	n/u	n/u	**	**	**	**	**	450	**	509
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	**n/u**	**n/u**	****	****	****	****	**14 c**	**542**	****	**612**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	9 a	281	9 a	315
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	**n/u**	**n/u**	**n/u**	**n/u**	****	****	**9 a**	**324**	**9 a**	**358**
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/s	n/s	n/u	n/u	n/s	n/s
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Remaining CMA (Zones 18-31)	**n/u**	**n/u**	****	**40**	**21 d**	**547**	**47 b**	**2,945**	**69 b**	**3,531**

(continued)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Durham Region	n/u	n/u	**	**	**	55	28 a	921	34 b	1,005
York Region	n/u	n/u	n/u	n/u	**	**	9 a	324	9 a	358
Peel Region	n/u	n/u	**	40	3 a	325	38 a	2,346	42 b	2,710
Halton Region	**	**	**	12	19 c	742	**	915	**	1,671
Toronto GTA	**	**	**	83	40 b	2,047	189 a	7,979	230 a	10,115
Toronto CMA	**	**	**	43	33 b	1,438	137 a	6,419	171 a	7,902

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2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	**	13 c	444	13 c	445
Zone 2 - Oshawa (S./Central)	n/u	n/u	**	**	6 a	54	13 a	341	19 a	396
Oshawa City (Zones 1-2)	n/u	n/u	**	**	6 a	55	26 b	785	32 a	841
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	6 a	55	28 b	813	34 a	897

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1-Toronto (Central)	n/u	n/u	**	**	**	**	n/u	**	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	n/s	**	n/u	n/u	n/s	**
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	7.1 a	**	7.5 a	**
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	**	n/s	5.7 d	3.9 c	8.0 c	**
Toronto-Former City (Zones 1-4)	**n/u**	**n/u**	**	**	**9.8 c**	**5.0 d**	**6.3 c**	**3.3 d**	**7.2 c**	**3.4 d**
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	2.5 c	**	1.6 b	1.6 c	1.9 b	1.6 c
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	5.2 c	2.9 b	5.8 b	3.7 d	5.5 b	3.3 c
Etobicoke (Zones 5-7)	**n/u**	**n/u**	**n/u**	**n/u**	**4.1 c**	**2.4 b**	**3.8 b**	**2.6 b**	**3.9 b**	**2.6 b**
Zone 8-York	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s	n/s	n/s
Zone 9-East York	n/s	**	n/s	**	**	**	4.8 a	**	4.6 b	**
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	2.0 c	**	**	**	4.4 d
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	**	2.5 c	2.1 a	2.2 c	2.0 a
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	**	n/s	**	n/s
Scarborough (Zones 10-12)	**n/u**	**n/u**	**n/u**	**n/u**	**4.9 d**	**1.8 b**	**4.4 c**	**3.2 b**	**4.6 c**	**2.8 a**
Zone 13-North York (Southeast)	**	**	**	n/u	8.6 a	4.9 a	7.2 a	5.1 a	7.4 a	5.0 a
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	**	2.0 c	6.0 d	2.1 c
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	14.0 a	**	6.2 a	5.2 a	6.8 a	5.4 a
North York (Zones 13-17)	**n/u**	**n/u**	**n/u**	**n/u**	**7.0 c**	**4.5 c**	**6.8 a**	**4.2 a**	**6.8 a**	**4.3 a**
Toronto (Zones 1-17)	**n/u**	**n/u**	**n/u**	**n/u**	**5.5 b**	**3.0 b**	**5.7 a**	**3.7 a**	**5.7 a**	**3.6 a**
Zone 18-Mississauga (South)	n/u	n/u	**	**	1.8 a	1.8 a	5.6 a	0.6 a	3.8 a	1.5 a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	6.7 a	7.2 a	6.8 a	7.3 a
Zone 20-Mississauga (Northeast)	n/u	n/u	**	**	5.3 a	**	4.9 c	4.2 b	5.0 b	4.2 a
Mississauga City (Zones 18-20)	**n/u**	**n/u**	**5.6 a**	**5.3 a**	**4.1 a**	**4.0 a**	**5.5 b**	**4.6 a**	**5.3 b**	**4.6 a**
Zone 21-Brampton (West)	n/u	n/u	**	**	**	**	**	4.1 d	14.3 d	**
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	**n/u**	**n/u**	**	**	**	**	**14.1 c**	**3.9 d**	**12.8 d**	**3.7 d**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	5.8 c	**	5.5 c	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	2.5 a	8.0 a	2.6 a	7.1 a
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
York Region (Zones 25-27)	**n/u**	**n/u**	**n/u**	**n/u**	**	**	**2.2 a**	**6.9 a**	**2.3 a**	**6.3 a**
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	**	n/s	n/u	n/u	**	n/s
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/s	n/s	n/s	n/s
Remaining CMA (Zones 18-31)	**n/u**	**n/u**	**5.2 a**	**	**3.6 c**	**5.3 c**	**7.4 a**	**4.4 a**	**6.8 a**	**4.5 a**

(continued)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Durham Region	n/u	n/u	**	**	**	12.7 d	8.2 a	4.0 a	7.7 a	4.4 b
York Region	n/u	n/u	n/u	n/u	**	**	2.2 a	6.9 a	2.3 a	6.3 a
Peel Region	n/u	n/u	5.2 a	**	3.8 d	3.4 c	7.6 a	4.5 a	7.0 a	4.4 a
Halton Region	**	**	**	**	3.3 c	3.4 d	5.1 b	4.5 d	4.6 b	4.0 d
Toronto GTA	**	**	4.1 d	3.6 d	4.4 b	3.4 b	6.3 a	4.2 a	5.9 a	4.0 a
Toronto CMA	**	**	5.0 a	**	4.9 b	3.9 b	6.5 a	4.0 a	6.2 a	4.0 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	**	**	6.5 a	3.2 c	6.5 a	3.2 c
Zone 2 - Oshawa (S./Central)	n/u	n/u	**	**	**	13.0 a	5.3 a	5.3 a	4.8 a	6.3 a
Oshawa City (Zones 1-2)	n/u	n/u	**	**	1.9 a	12.7 a	6.0 a	4.1 a	5.7 a	4.7 a
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	1.9 a	12.7 a	5.9 a	4.2 a	5.5 a	4.7 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1-Toronto (Central)	n/u	n/u	n/s	n/s	n/s	n/s	n/u	n/s	**	**
Zone 2-Toronto (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 3-Toronto (North)	n/u	n/u	n/u	n/u	**	**	2.2 a	**	2.2 a	4.1 d
Zone 4-Toronto (West)	n/u	n/u	n/s	n/s	n/s	n/s	++	3.0 c	++	**
Toronto-Former City (Zones 1-4)	**n/u**	**n/u**	**n/s**	**n/s**	******	******	******	**4.2 d**	**++**	**2.4 c**
Zone 5-Etobicoke (South)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 6-Etobicoke (Central)	n/u	n/u	n/u	n/u	**	++	**	++	**	++
Zone 7-Etobicoke (North)	n/u	n/u	n/u	n/u	++	++	**	++	++	++
Etobicoke (Zones 5-7)	**n/u**	**n/u**	**n/u**	**n/u**	******	**++**	******	******	******	**++**
Zone 8-York	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 9-East York	n/s	n/s	n/s	n/s	**	**	1.2 a	4.0 d	1.2 a	4.2 d
Zone 10-Scarborough (Central)	n/u	n/u	n/u	n/u	**	**	-0.6 b	++	++	++
Zone 11-Scarborough (North)	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 12-Scarborough (East)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Scarborough (Zones 10-12)	**n/u**	**n/u**	**n/u**	**n/u**	**2.8 b**	******	**++**	******	******	**2.5 c**
Zone 13-North York (Southeast)	**	**	**	n/u	4.6 c	3.8 a	1.4 a	3.1 b	1.7 b	3.2 b
Zone 14-North York (Northeast)	n/u	n/u	n/u	n/u	**	**	2.5 c	++	2.2 c	0.7 b
Zone 15-North York (Southwest)	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 16-North York (N.Central)	n/u	n/u	n/u	n/u	**	n/s	**	**	**	**
Zone 17-North York (Northwest)	n/u	n/u	n/u	n/u	**	**	-1.0 a	1.5 a	-1.0 a	1.4 a
North York (Zones 13-17)	******	******	******	**n/u**	**3.0 d**	**++**	**1.1 a**	**2.1 c**	**1.2 a**	**2.2 c**
Toronto (Zones 1-17)	******	******	******	**n/s**	**3.9 c**	**++**	**2.8 b**	**2.4 c**	**2.5 b**	**2.1 c**
Zone 18-Mississauga (South)	n/u	n/u	**	**	0.3 b	2.7 a	1.6 b	3.8 a	1.7 c	3.8 a
Zone 19-Mississauga (Northwest)	n/u	n/u	n/u	n/u	**	**	-3.0 c	6.0 d	-3.0 c	**
Zone 20-Mississauga (Northeast)	n/u	n/u	n/s	**	**	**	++	1.1 a	++	0.6 b
Mississauga City (Zones 18-20)	**n/u**	**n/u**	******	**1.2 a**	**++**	**++**	**++**	**2.6 b**	**++**	**2.3 c**
Zone 21-Brampton (West)	n/u	n/u	n/s	**	n/s	**	++	1.6 c	++	1.7 c
Zone 22-Brampton (East)	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Brampton City (Zones 21-22)	**n/u**	**n/u**	**n/s**	******	******	******	**++**	**1.6 c**	**++**	**1.7 c**
Zone 23-Oakville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 24-Caledon	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 25-R. Hill, Vaughan, King	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 26-Aurora, Newmkt, Whit-St.	n/u	n/u	n/u	n/u	**	**	**	**	++	**
Zone 27-Markham	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
York Region (Zones 25-27)	**n/u**	**n/u**	**n/u**	**n/u**	******	******	******	******	**++**	******

(continued)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 28-Pickering/Ajax/Uxbridge	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
Zone 29-Milton, Halton Hills	n/u	n/u	n/u	n/u	n/s	n/u	n/u	n/u	**	n/u
Zone 30-Orangeville	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 31-Bradford, W. Gwillimbury	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Remaining CMA (Zones 18-31)	n/u	n/u	**	++	++	++	++	2.1 c	++	2.0 c
Durham Region	n/u	n/u	**	**	**	**	1.5 a	2.2 b	++	4.5 c
York Region	n/u	n/u	n/u	n/u	**	**	**	**	++	**
Peel Region	n/u	n/u	**	++	++	++	++	2.4 b	++	2.2 c
Halton Region	**	**	**	**	1.8 b	2.8 c	++	2.9 b	++	3.2 c
Toronto GTA	**	**	++	++	3.1 c	**	1.2 a	2.4 b	1.0 a	2.5 b
Toronto CMA	**	**	**	++	3.4 c	++	1.7 c	2.3 b	1.6 c	2.1 c

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Oshawa (North)	n/u	n/u	n/u	n/u	n/s	**	1.8 b	0.8 a	1.8 b	0.8 a
Zone 2 - Oshawa (S./Central)	n/u	n/u	n/s	**	**	**	1.6 a	3.0 d	1.4 a	2.7 c
Oshawa City (Zones 1-2)	n/u	n/u	n/s	**	**	**	1.7 a	1.9 b	1.6 a	1.7 b
Zone 3 - Whitby	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 4 - Clarington	n/u	n/u	**	**	n/u	n/u	**	**	**	**
Oshawa CMA	n/u	n/u	**	**	**	**	1.5 a	2.3 b	++	4.8 c

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1-Toronto (Central)	1.4 a	1.6 b	1.5 b	1.1 a	2.0 b	1.0 a	**	1.6 c	1.6 a	1.2 a
Zone 2-Toronto (East)	5.5 d	2.3 c	5.4 d	3.0 c	4.5 d	1.1 a	**	0.0 d	5.0 d	2.3 b
Zone 3-Toronto (North)	2.1 a	1.4 a	2.1 a	1.8 a	2.8 a	1.8 a	2.3 c	2.0 c	2.3 a	1.7 a
Zone 4-Toronto (West)	11.9 c	3.8 c	2.8 b	2.5 b	2.1 b	2.1 c	0.4 b	0.5 b	5.0 a	2.6 a
Toronto-Former City (Zones 1-4)	**5.3 a**	**2.2 a**	**2.3 a**	**1.8 a**	**2.5 a**	**1.6 a**	**1.7 c**	**1.4 a**	**3.0 a**	**1.9 a**
Zone 5-Etobicoke (South)	3.5 d	3.6 d	4.9 c	3.6 b	3.9 c	2.9 b	**	0.5 b	4.3 b	3.2 b
Zone 6-Etobicoke (Central)	5.7 d	0.0 c	4.6 b	2.2 b	4.1 b	1.8 b	1.8 a	1.3 a	3.9 b	1.8 b
Zone 7-Etobicoke (North)	0.0 b	**	3.3 c	0.8 a	3.6 c	1.6 b	6.6 c	2.0 c	4.5 b	1.6 c
Etobicoke (Zones 5-7)	**3.8 c**	**2.9 c**	**4.6 b**	**2.7 a**	**3.9 b**	**2.1 a**	**3.6 c**	**1.5 a**	**4.1 a**	**2.2 a**
Zone 8-York	3.2 c	2.4 b	3.8 b	4.3 a	2.3 c	3.1 b	**	2.6 c	3.2 b	3.6 a
Zone 9-East York	3.4 b	3.3 c	3.4 a	2.9 a	3.0 a	1.7 a	2.3 a	2.2 b	3.2 a	2.4 a
Zone 10-Scarborough (Central)	3.4 b	3.3 d	2.9 a	3.3 a	3.2 b	2.5 a	2.3 a	3.2 b	3.0 b	2.9 a
Zone 11-Scarborough (North)	0.0 c	1.2 a	1.9 a	1.3 a	2.4 a	2.1 a	2.0 a	2.1 a	2.1 a	1.9 a
Zone 12-Scarborough (East)	1.2 a	3.2 d	1.5 a	1.7 a	1.5 a	1.9 a	1.3 a	1.8 a	1.5 a	1.8 a
Scarborough (Zones 10-12)	**2.3 a**	**2.9 b**	**2.3 a**	**2.5 a**	**2.4 a**	**2.2 a**	**1.8 a**	**2.2 a**	**2.3 a**	**2.3 a**
Zone 13-North York (Southeast)	0.0 c	2.0 c	3.2 b	2.7 a	2.5 b	1.7 a	3.5 c	2.3 a	2.9 a	2.1 a
Zone 14-North York (Northeast)	1.4 a	0.9 a	3.1 b	1.8 a	1.9 a	1.5 a	2.4 b	1.0 a	2.4 a	1.5 a
Zone 15-North York (Southwest)	**	1.8 c	3.6 b	3.5 b	3.8 c	2.1 a	3.0 d	1.1 a	3.7 b	2.6 a
Zone 16-North York (N.Central)	**	0.8 d	2.5 b	1.4 a	2.1 a	1.7 a	2.9 b	1.8 c	2.4 a	1.6 a
Zone 17-North York (Northwest)	11.4 c	0.7 a	5.1 a	3.4 a	4.1 a	2.3 a	3.1 a	2.6 a	4.6 a	2.7 a
North York (Zones 13-17)	**5.8 d**	**1.2 a**	**3.6 a**	**2.6 a**	**2.9 a**	**1.9 a**	**3.0 a**	**1.9 a**	**3.2 a**	**2.1 a**
Toronto (Zones 1-17)	**5.0 a**	**2.3 a**	**3.0 a**	**2.4 a**	**2.9 a**	**2.0 a**	**2.8 a**	**1.8 a**	**3.1 a**	**2.2 a**
Zone 18-Mississauga (South)	1.5 c	2.3 c	2.8 a	2.1 a	2.1 a	1.3 a	2.1 b	1.1 a	2.4 a	1.6 a
Zone 19-Mississauga (Northwest)	0.0 d	1.6 c	4.8 b	1.5 b	3.8 a	0.9 a	1.6 a	1.1 a	3.5 a	1.1 a
Zone 20-Mississauga (Northeast)	5.5 d	0.5 b	3.8 b	2.3 a	3.2 b	2.2 a	3.0 a	1.5 a	3.4 a	2.1 a
Mississauga City (Zones 18-20)	**3.1 d**	**1.6 c**	**3.4 a**	**2.1 a**	**2.8 a**	**1.6 a**	**2.5 a**	**1.3 a**	**3.0 a**	**1.8 a**
Zone 21-Brampton (West)	6.8 c	5.6 c	1.9 a	2.4 a	2.9 a	1.3 a	8.5 c	3.6 c	3.4 b	2.1 a
Zone 22-Brampton (East)	13.2 a	2.2 a	4.3 b	1.9 a	4.3 b	1.9 a	2.7 a	1.4 a	4.2 b	1.8 a
Brampton City (Zones 21-22)	**9.1 b**	**4.3 c**	**2.7 a**	**2.2 a**	**3.5 b**	**1.5 a**	**5.4 b**	**2.5 b**	**3.7 a**	**2.0 a**
Zone 23-Oakville	3.6 d	**	1.4 a	0.6 a	2.3 a	2.3 a	3.1 c	0.0 d	2.2 a	1.6 a
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	1.2 a	6.2 b	2.6 b	2.4 a	1.7 b	1.1 a	3.9 d	1.3 a	2.1 a	1.9 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	1.4 a	1.8 b	1.6 c	2.3 a	2.2 c	**	1.7 b	2.2 a
Zone 27-Markham	**	**	3.0 c	1.5 a	0.5 b	1.4 a	0.0 d	0.0 a	1.6 c	1.3 a
York Region (Zones 25-27)	**2.0 c**	**4.6 c**	**2.3 b**	**1.9 a**	**1.3 a**	**1.6 a**	**2.1 c**	**1.8 c**	**1.8 a**	**1.8 a**
Zone 28-Pickering/Ajax/Uxbridge	0.0 a	0.0 a	0.0 c	1.0 a	0.9 a	0.4 a	1.8 a	0.8 a	1.2 a	0.6 a
Zone 29-Milton, Halton Hills	5.5 d	3.5 d	5.2 c	2.9 b	2.5 b	1.3 a	**	1.5 c	3.5 c	1.9 a
Zone 30-Orangeville	4.7 a	**	6.2 b	2.4 c	6.7 b	2.3 c	**	**	5.6 a	2.2 c
Zone 31-Bradford, W. Gwillimbury	**	0.0	3.8 b	1.0 a	5.2 b	0.6 b	11.1 c	0.0 a	5.1 a	0.7 a
Remaining CMA (Zones 18-31)	**4.2 c**	**2.8 b**	**3.1 a**	**2.0 a**	**2.8 a**	**1.6 a**	**3.0 a**	**1.4 a**	**2.9 a**	**1.7 a**

(continued)

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3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Durham Region	**	1.9 c	3.5 b	3.5 a	3.8 b	2.5 a	3.1 b	2.3 a	3.7 a	2.7 a
York Region	2.0 c	4.6 c	2.3 b	1.9 a	1.3 a	1.6 a	2.1 c	1.8 c	1.8 a	1.8 a
Peel Region	4.7 c	2.4 b	3.2 a	2.1 a	3.0 a	1.6 a	3.3 a	1.6 a	3.2 a	1.8 a
Halton Region	3.6 c	2.4 c	2.7 a	1.0 a	2.3 a	1.7 a	2.3 a	1.6 c	2.5 a	1.5 a
Toronto GTA	**5.0 a**	**2.3 a**	**3.1 a**	**2.4 a**	**2.9 a**	**1.9 a**	**2.8 a**	**1.8 a**	**3.1 a**	**2.1 a**
Toronto CMA	**4.9 a**	**2.3 a**	**3.0 a**	**2.4 a**	**2.8 a**	**1.9 a**	**2.8 a**	**1.7 a**	**3.1 a**	**2.1 a**

The following letter codes are used to indicate the reliability of the estimates:
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3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Oshawa (North)	0.0 c	2.0 c	3.9 b	1.5 a	1.6 a	1.3 a	3.2 b	2.2 b	2.5 a	1.5 a
Zone 2 - Oshawa (S./Central)	**	4.0 d	4.5 c	5.1 b	7.5 b	4.7 b	5.2 b	4.4 b	6.4 b	4.8 a
Oshawa City (Zones 1-2)	**	**3.5 d**	**4.2 b**	**3.6 a**	**5.1 b**	**3.4 a**	**4.2 b**	**3.3 b**	**4.8 a**	**3.4 a**
Zone 3 - Whitby	**	0.0 c	2.5 b	3.1 c	1.3 a	0.6 a	2.4 b	1.1 a	1.9 b	1.5 a
Zone 4 - Clarington	**	**	3.4 b	4.5 c	3.8 a	2.8 b	2.4 b	5.1 d	3.5 a	3.5 b
Oshawa CMA	**	**2.0 c**	**3.8 b**	**3.5 a**	**4.3 b**	**2.8 a**	**3.9 b**	**3.0 b**	**4.1 a**	**3.0 a**

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3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1-Toronto (Central)	828 a	884 a	1,059 a	1,105 a	1,455 b	1,554 b	**	2,481 d	1,122 b	1,208 a
Zone 2-Toronto (East)	719 a	723 a	890 a	934 a	1,203 a	1,156 a	1,426 c	1,340 c	959 a	964 a
Zone 3-Toronto (North)	833 a	853 a	1,051 a	1,088 a	1,407 a	1,456 a	2,004 b	2,063 b	1,151 a	1,199 a
Zone 4-Toronto (West)	705 a	679 a	902 a	945 a	1,183 a	1,203 a	1,536 d	1,504 b	922 a	988 a
Toronto-Former City (Zones 1-4)	**781 a**	**804 a**	**1,005 a**	**1,047 a**	**1,351 a**	**1,395 a**	**2,023 c**	**1,942 b**	**1,067 a**	**1,129 a**
Zone 5-Etobicoke (South)	682 a	678 a	803 a	811 a	962 a	972 a	1,145 a	1,233 a	869 a	882 a
Zone 6-Etobicoke (Central)	791 c	846 b	955 a	944 a	1,140 a	1,114 a	1,349 a	1,276 a	1,120 a	1,097 a
Zone 7-Etobicoke (North)	693 a	781 a	858 a	877 a	975 a	999 a	1,095 a	1,100 a	995 a	1,008 a
Etobicoke (Zones 5-7)	**691 a**	**706 a**	**873 a**	**876 a**	**1,047 a**	**1,049 a**	**1,229 a**	**1,214 a**	**1,005 a**	**1,010 a**
Zone 8-York	659 a	675 a	874 a	873 a	1,089 a	1,073 a	1,441 c	1,569 d	954 a	955 a
Zone 9-East York	717 a	726 a	868 a	899 a	1,082 a	1,139 a	1,400 a	1,449 b	971 a	1,006 a
Zone 10-Scarborough (Central)	715 a	734 a	838 a	850 a	961 a	972 a	1,098 a	1,124 a	913 a	924 a
Zone 11-Scarborough (North)	812 a	824 a	905 a	919 a	1,040 a	1,057 a	1,159 a	1,295 a	1,009 a	1,042 a
Zone 12-Scarborough (East)	744 a	757 a	828 a	849 a	937 a	953 a	1,071 a	1,088 a	923 a	943 a
Scarborough (Zones 10-12)	**738 a**	**756 a**	**849 a**	**862 a**	**969 a**	**981 a**	**1,100 a**	**1,146 a**	**938 a**	**955 a**
Zone 13-North York (Southeast)	729 a	739 a	897 a	896 a	1,058 a	1,061 a	1,351 a	1,358 a	1,036 a	1,048 a
Zone 14-North York (Northeast)	837 c	791 c	982 a	987 a	1,149 a	1,248 b	1,368 a	1,387 a	1,151 a	1,209 a
Zone 15-North York (Southwest)	672 a	720 a	840 a	871 a	988 a	1,022 a	1,224 a	1,224 a	942 a	962 a
Zone 16-North York (N.Central)	697 b	754 a	950 a	972 a	1,128 a	1,139 a	1,317 a	1,334 a	1,085 a	1,099 a
Zone 17-North York (Northwest)	670 a	644 a	798 a	811 a	944 a	953 a	1,123 a	1,115 a	909 a	918 a
North York (Zones 13-17)	**694 a**	**694 a**	**883 a**	**893 a**	**1,046 a**	**1,072 a**	**1,281 a**	**1,284 a**	**1,017 a**	**1,034 a**
Toronto (Zones 1-17)	**759 a**	**779 a**	**927 a**	**950 a**	**1,106 a**	**1,135 a**	**1,320 a**	**1,354 a**	**1,014 a**	**1,046 a**
Zone 18-Mississauga (South)	708 a	729 a	867 a	911 a	1,006 a	1,055 a	1,187 a	1,190 a	959 a	1,003 a
Zone 19-Mississauga (Northwest)	**	711 a	1,037 a	1,025 a	1,180 a	1,164 a	1,368 a	1,373 a	1,184 a	1,167 a
Zone 20-Mississauga (Northeast)	747 a	718 a	971 a	978 a	1,088 a	1,103 a	1,305 a	1,295 a	1,089 a	1,096 a
Mississauga City (Zones 18-20)	**725 a**	**723 a**	**928 a**	**949 a**	**1,067 a**	**1,090 a**	**1,292 a**	**1,281 a**	**1,049 a**	**1,064 a**
Zone 21-Brampton (West)	685 a	688 a	878 a	900 a	1,011 a	1,046 a	1,184 a	1,209 a	977 a	1,006 a
Zone 22-Brampton (East)	862 d	801 a	1,027 a	1,002 a	1,126 a	1,131 a	1,217 a	1,260 a	1,121 a	1,109 a
Brampton City (Zones 21-22)	**718 a**	**737 a**	**930 a**	**937 a**	**1,071 a**	**1,085 a**	**1,202 a**	**1,234 a**	**1,044 a**	**1,050 a**
Zone 23-Oakville	769 a	790 a	979 a	980 a	1,136 a	1,147 a	1,292 a	1,298 a	1,102 a	1,104 a
Zone 24-Caledon	**	**	**	**	890 a	**	**	**	868 a	**
Zone 25-R. Hill, Vaughan, King	843 a	829 a	957 a	971 a	1,132 a	1,144 a	1,372 a	1,405 a	1,072 a	1,071 a
Zone 26-Aurora, Newmkt, Whit-St.	656 a	636 a	865 a	875 a	943 a	1,001 a	1,226 a	1,284 b	958 a	999 a
Zone 27-Markham	**	701 a	931 b	934 a	1,056 b	1,059 a	1,220 b	1,305 a	997 b	1,026 a
York Region (Zones 25-27)	**760 a**	**764 a**	**912 a**	**925 a**	**1,043 a**	**1,067 a**	**1,256 a**	**1,306 a**	**1,006 a**	**1,031 a**
Zone 28-Pickering/Ajax/Uxbridge	**	697 a	840 a	832 a	973 a	1,002 a	1,115 a	1,139 a	1,020 a	1,034 a
Zone 29-Milton, Halton Hills	661 a	671 a	874 a	892 a	1,013 a	1,033 a	1,221 a	1,246 a	957 a	981 a
Zone 30-Orangeville	719 b	768 b	815 a	837 a	914 a	968 a	967 b	1,040 a	870 a	921 a
Zone 31-Bradford, W. Gwillimbury	705 a	676 a	796 a	821 a	939 a	944 a	1,057 a	975 b	894 a	890 a
Remaining CMA (Zones 18-31)	**730 a**	**740 a**	**923 a**	**939 a**	**1,062 a**	**1,083 a**	**1,245 a**	**1,257 a**	**1,039 a**	**1,053 a**

(continued)

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Durham Region	639 a	661 a	783 a	804 a	907 a	916 a	1,080 a	1,095 a	899 a	912 a
York Region	760 a	764 a	912 a	925 a	1,043 a	1,067 a	1,256 a	1,306 a	1,006 a	1,031 a
Peel Region	723 a	727 a	929 a	946 a	1,067 a	1,088 a	1,264 a	1,269 a	1,048 a	1,060 a
Halton Region	731 a	798 a	906 a	940 a	1,033 a	1,085 a	1,202 a	1,241 a	1,018 a	1,060 a
Toronto GTA	**756 a**	**775 a**	**922 a**	**945 a**	**1,082 a**	**1,111 a**	**1,283 a**	**1,313 a**	**1,013 a**	**1,042 a**
Toronto CMA	**758 a**	**777 a**	**926 a**	**949 a**	**1,096 a**	**1,123 a**	**1,299 a**	**1,329 a**	**1,018 a**	**1,048 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Oshawa (North)	638 b	667 a	821 a	832 a	922 a	930 a	1,103 a	1,126 a	930 a	936 a
Zone 2 - Oshawa (S./Central)	606 a	632 a	727 a	755 a	861 a	866 a	1,020 a	1,024 a	832 a	849 a
Oshawa City (Zones 1-2)	**611 a**	**641 a**	**764 a**	**787 a**	**888 a**	**892 a**	**1,066 a**	**1,075 a**	**875 a**	**886 a**
Zone 3 - Whitby	745 d	717 b	855 a	869 a	959 a	962 a	1,045 a	1,050 a	926 a	932 a
Zone 4 - Clarington	654 b	**	699 a	767 a	877 a	881 a	1,096 a	1,192 a	825 a	855 a
Oshawa CMA	**637 a**	**659 a**	**782 a**	**805 a**	**900 a**	**904 a**	**1,064 a**	**1,074 a**	**882 a**	**893 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1-Toronto (Central)	98 b	6,163	154 a	14,571	69 a	6,984	13 c	819	333 a	28,537
Zone 2-Toronto (East)	25 c	1,102	108 c	3,539	21 a	1,874	0 d	102	154 b	6,617
Zone 3-Toronto (North)	64 a	4,570	268 a	15,178	150 a	8,536	26 c	1,288	508 a	29,572
Zone 4-Toronto (West)	190 c	4,939	266 b	10,484	129 c	6,070	5 b	1,034	589 a	22,528
Toronto-Former City (Zones 1-4)	377 a	16,774	795 a	43,772	368 a	23,464	44 a	3,244	1,585 a	87,254
Zone 5-Etobicoke (South)	33 d	938	164 b	4,602	127 b	4,432	2 b	376	327 b	10,348
Zone 6-Etobicoke (Central)	0 c	212	102 b	4,598	148 b	8,034	43 a	3,269	294 b	16,114
Zone 7-Etobicoke (North)	**	29	7 a	958	51 b	3,124	35 c	1,778	94 c	5,890
Etobicoke (Zones 5-7)	35 c	1,179	274 a	10,158	325 a	15,590	80 a	5,423	714 a	32,351
Zone 8-York	34 b	1,415	364 a	8,419	194 b	6,256	19 c	713	611 a	16,803
Zone 9-East York	31 c	944	288 a	10,026	110 a	6,617	25 c	1,147	454 a	18,733
Zone 10-Scarborough (Central)	11 d	332	214 a	6,483	171 a	6,787	36 b	1,102	432 a	14,705
Zone 11-Scarborough (North)	1 a	90	31 a	2,331	83 a	3,869	18 a	864	133 a	7,154
Zone 12-Scarborough (East)	5 d	154	60 a	3,566	131 a	7,000	36 a	2,028	231 a	12,748
Scarborough (Zones 10-12)	17 b	576	305 a	12,379	385 a	17,656	89 a	3,994	796 a	34,606
Zone 13-North York (Southeast)	5 c	252	173 a	6,348	143 a	8,561	64 a	2,796	385 a	17,957
Zone 14-North York (Northeast)	2 a	216	59 a	3,369	89 a	5,759	25 a	2,418	175 a	11,763
Zone 15-North York (Southwest)	5 c	313	134 b	3,829	89 a	4,259	9 a	850	238 a	9,251
Zone 16-North York (N.Central)	1 d	176	64 a	4,592	102 a	5,982	33 c	1,792	201 a	12,543
Zone 17-North York (Northwest)	4 a	610	205 a	5,993	192 a	8,181	74 a	2,880	475 a	17,664
North York (Zones 13-17)	18 a	1,568	636 a	24,131	614 a	32,743	205 a	10,736	1,474 a	69,178
Toronto (Zones 1-17)	513 a	22,457	2,662 a	108,885	1,998 a	102,328	463 a	25,257	5,635 a	258,926
Zone 18-Mississauga (South)	7 c	296	108 a	5,098	77 a	6,088	14 a	1,223	205 a	12,704
Zone 19-Mississauga (Northwest)	1 c	61	15 b	1,004	16 a	1,738	10 a	931	42 a	3,734
Zone 20-Mississauga (Northeast)	1 b	210	96 a	4,187	131 a	5,860	35 a	2,400	263 a	12,657
Mississauga City (Zones 18-20)	9 c	567	219 a	10,289	224 a	13,685	59 a	4,555	511 a	29,096
Zone 21-Brampton (West)	8 c	142	52 a	2,169	37 a	2,892	28 c	782	125 a	5,984
Zone 22-Brampton (East)	2 a	94	24 a	1,300	44 a	2,368	11 a	815	82 a	4,577
Brampton City (Zones 21-22)	10 c	236	76 a	3,469	81 a	5,259	39 b	1,597	207 a	10,561
Zone 23-Oakville	**	123	9 a	1,443	61 a	2,642	0 d	509	73 a	4,716
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	7 b	118	16 a	673	10 a	901	1 d	92	34 a	1,784
Zone 26-Aurora, Newmkt, Whit-St.	**	56	13 b	725	23 a	997	**	347	46 a	2,126
Zone 27-Markham	**	12	9 a	617	12 a	875	0 c	133	21 a	1,637
York Region (Zones 25-27)	9 c	186	38 a	2,015	44 a	2,773	10 c	573	102 a	5,547
Zone 28-Pickering/Ajax/Uxbridge	0 a	8	2 a	194	4 a	1,064	6 a	735	12 a	2,001
Zone 29-Milton, Halton Hills	1 d	33	15 b	539	11 a	825	1 c	66	28 a	1,463
Zone 30-Orangeville	**	35	7 c	305	9 c	385	**	105	18 c	829
Zone 31-Bradford, W. Gwillimbury	0 c	17	4 a	342	2 b	412	0 c	25	6 a	797
Remaining CMA (Zones 18-31)	34 b	1,205	371 a	18,618	436 a	27,073	116 a	8,172	957 a	55,068

(continued)

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3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Durham Region	8 c	411	132 a	3,797	198 a	7,767	57 a	2,483	395 a	14,459
York Region	9 c	186	38 a	2,015	44 a	2,773	10 c	573	102 a	5,547
Peel Region	19 b	804	295 a	13,780	305 a	18,971	98 a	6,160	718 a	39,715
Halton Region	6 c	249	47 a	4,507	145 a	8,622	35 c	2,139	232 a	15,516
Toronto GTA	**554 a**	**24,107**	**3,174 a**	**132,984**	**2,690 a**	**140,460**	**663 a**	**36,611**	**7,081 a**	**334,161**
Toronto CMA	**547 a**	**23,662**	**3,032 a**	**127,503**	**2,434 a**	**129,400**	**578 a**	**33,428**	**6,592 a**	**313,993**

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3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2010 by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Oshawa (North)	1 c	52	15 a	1,002	26 a	2,016	16 b	691	58 a	3,761
Zone 2 - Oshawa (S./Central)	7 d	170	73 b	1,445	143 b	3,014	30 b	693	253 a	5,322
Oshawa City (Zones 1-2)	**8 d**	**222**	**88 a**	**2,447**	**169 a**	**5,030**	**46 b**	**1,384**	**311 a**	**9,083**
Zone 3 - Whitby	0 c	165	26 c	839	7 a	1,187	3 a	268	36 a	2,459
Zone 4 - Clarington	**	**	10 c	218	10 b	362	2 d	40	22 b	628
Oshawa CMA	**8 c**	**396**	**124 a**	**3,504**	**186 a**	**6,578**	**51 b**	**1,692**	**368 a**	**12,170**

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1-Toronto (Central)	3.5 b	2.8 a	3.6 b	2.6 a	4.4 b	2.3 a	**	2.7 c	3.8 b	2.6 a
Zone 2-Toronto (East)	**	6.1 c	7.7 c	5.2 b	5.5 d	2.7 b	**	**	7.0 c	4.6 b
Zone 3-Toronto (North)	4.7 a	4.1 b	4.7 a	4.0 a	4.4 b	3.3 b	3.3 c	3.6 c	4.5 a	3.8 a
Zone 4-Toronto (West)	13.3 c	5.8 c	5.3 b	5.0 b	3.7 c	5.7 c	**	1.0 a	7.1 a	5.2 b
Toronto-Former City (Zones 1-4)	**7.3 a**	**4.3 b**	**4.7 a**	**3.9 a**	**4.3 b**	**3.6 b**	**4.4 c**	**2.6 b**	**5.1 a**	**3.8 a**
Zone 5-Etobicoke (South)	4.1 d	5.0 c	6.2 c	4.8 b	5.2 b	3.8 c	**	**	5.5 b	4.3 b
Zone 6-Etobicoke (Central)	5.7 d	0.5 b	6.5 b	4.6 b	5.8 a	3.3 b	3.2 b	1.9 a	5.5 a	3.4 b
Zone 7-Etobicoke (North)	0.0 b	**	4.6 b	2.5 c	4.2 c	3.0 b	7.4 c	2.8 c	5.3 b	2.9 a
Etobicoke (Zones 5-7)	**4.3 c**	**4.2 c**	**6.2 b**	**4.5 a**	**5.3 a**	**3.4 a**	**4.8 b**	**2.2 a**	**5.5 a**	**3.6 a**
Zone 8-York	5.0 c	3.3 c	4.9 b	5.5 a	3.5 c	4.1 b	5.1 d	4.2 d	4.4 b	4.8 a
Zone 9-East York	4.7 b	4.2 c	5.0 a	4.4 a	4.4 a	2.8 a	3.8 a	3.4 c	4.7 a	3.8 a
Zone 10-Scarborough (Central)	5.8 b	4.9 c	5.7 a	5.0 a	5.1 b	3.5 a	4.1 b	4.4 b	5.3 a	4.2 a
Zone 11-Scarborough (North)	6.9 a	2.4 a	4.7 a	3.0 a	4.7 a	3.4 a	3.2 b	3.4 b	4.5 a	3.3 a
Zone 12-Scarborough (East)	1.7 c	3.9 c	3.6 a	3.1 a	3.6 a	3.3 a	2.9 a	3.4 a	3.4 a	3.3 a
Scarborough (Zones 10-12)	**4.8 b**	**4.2 c**	**4.9 a**	**4.1 a**	**4.4 a**	**3.4 a**	**3.3 a**	**3.7 a**	**4.5 a**	**3.7 a**
Zone 13-North York (Southeast)	1.1 a	4.1 c	5.0 a	6.0 a	4.3 c	3.7 a	4.9 b	3.7 b	4.6 b	4.5 a
Zone 14-North York (Northeast)	5.2 a	3.7 a	5.7 b	4.7 b	4.1 b	3.7 a	4.7 b	2.3 a	4.7 a	3.7 a
Zone 15-North York (Southwest)	**	2.5 c	5.6 b	5.1 a	4.8 b	3.8 b	3.9 d	3.0 c	5.1 b	4.2 a
Zone 16-North York (N.Central)	**	3.3 d	4.3 b	2.9 a	3.6 a	2.9 a	4.6 b	3.1 c	4.0 b	2.9 a
Zone 17-North York (Northwest)	12.3 c	1.1 a	7.0 a	5.1 a	6.0 a	3.5 a	4.7 a	4.2 a	6.4 a	4.1 a
North York (Zones 13-17)	**7.3 c**	**2.5 a**	**5.5 a**	**4.9 a**	**4.6 a**	**3.5 a**	**4.7 a**	**3.3 a**	**5.0 a**	**3.9 a**
Toronto (Zones 1-17)	**6.8 a**	**4.1 a**	**5.1 a**	**4.4 a**	**4.5 a**	**3.5 a**	**4.4 a**	**3.1 a**	**5.0 a**	**3.9 a**
Zone 18-Mississauga (South)	**	4.9 d	5.9 b	4.5 a	4.8 b	2.8 a	3.7 b	2.5 b	5.2 b	3.5 a
Zone 19-Mississauga (Northwest)	**	3.3 c	6.9 a	4.5 b	6.0 a	3.0 a	4.6 a	4.7 a	5.8 a	3.8 a
Zone 20-Mississauga (Northeast)	**	3.5 d	6.2 a	4.6 a	5.7 a	5.0 a	5.8 b	3.6 b	5.9 a	4.6 a
Mississauga City (Zones 18-20)	**6.2 c**	**4.2 c**	**6.1 a**	**4.5 a**	**5.3 a**	**3.8 a**	**5.0 a**	**3.5 a**	**5.6 a**	**4.0 a**
Zone 21-Brampton (West)	7.6 c	5.6 c	4.1 b	4.0 a	5.9 a	2.6 a	10.3 d	4.8 c	5.9 a	3.4 a
Zone 22-Brampton (East)	14.5 a	7.4 c	7.4 b	4.0 a	7.1 b	4.9 b	5.1 a	4.0 b	6.9 a	4.5 a
Brampton City (Zones 21-22)	**10.1 c**	**6.3 b**	**5.3 a**	**4.0 a**	**6.5 a**	**3.6 a**	**7.6 b**	**4.4 b**	**6.4 a**	**3.9 a**
Zone 23-Oakville	**	4.0 d	4.5 c	3.9 b	4.8 a	4.5 b	4.2 b	2.3 c	4.7 a	4.1 a
Zone 24-Caledon	**	**	**	**	2.7 a	**	**	**	3.4 a	**
Zone 25-R. Hill, Vaughan, King	2.4 c	8.0 d	5.0 b	4.0 a	3.4 b	2.8 a	5.1 d	3.7 d	4.0 a	3.7 a
Zone 26-Aurora, Newmkt, Whit-St.	**	**	2.5 b	3.7 b	3.1 c	4.2 b	3.4 c	7.1 c	2.9 a	4.5 a
Zone 27-Markham	**	**	3.9 d	2.9 a	2.0 c	2.6 a	1.2 d	0.0 c	2.8 b	2.5 a
York Region (Zones 25-27)	**2.7 c**	**5.8 c**	**3.7 b**	**3.6 a**	**2.9 a**	**3.3 a**	**3.3 c**	**4.9 b**	**3.2 b**	**3.6 a**
Zone 28-Pickering/Ajax/Uxbridge	9.1 a	0.0 a	1.8 b	4.0 b	2.2 a	1.8 a	6.0 b	3.5 a	3.7 b	2.6 a
Zone 29-Milton, Halton Hills	5.5 d	3.5 d	6.5 c	5.8 b	3.7 b	2.9 a	**	3.0 b	4.6 b	4.0 b
Zone 30-Orangeville	4.7 d	**	6.5 b	2.4 c	7.6 b	3.8 c	1.9 a	**	6.3 a	2.8 b
Zone 31-Bradford, W. Gwillimbury	**	0.0 a	6.4 b	2.7 b	8.3 b	2.6 b	14.8 c	0.0 a	8.0 a	2.5 b
Remaining CMA (Zones 18-31)	**6.4 b**	**4.8 b**	**5.5 a**	**4.2 a**	**5.2 a**	**3.6 a**	**5.4 a**	**3.7 a**	**5.4 a**	**3.9 a**

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Toronto CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Durham Region	9.5 c	2.4 c	5.4 a	5.4 a	5.4 a	4.3 a	6.2 a	3.6 a	5.6 a	4.4 a
York Region	2.7 c	5.8 c	3.7 b	3.6 a	2.9 a	3.3 a	3.3 c	4.9 b	3.2 b	3.6 a
Peel Region	7.4 b	4.9 b	5.9 a	4.4 a	5.6 a	3.7 a	5.7 a	3.7 a	5.8 a	4.0 a
Halton Region	5.1 c	3.4 d	5.4 a	4.0 a	5.0 a	3.6 a	3.8 b	3.8 c	4.9 a	3.7 a
Toronto GTA	6.8 a	4.1 a	5.2 a	4.4 a	4.7 a	3.6 a	4.7 a	3.3 a	5.1 a	3.9 a
Toronto CMA	6.8 a	4.1 a	5.2 a	4.3 a	4.7 a	3.5 a	4.7 a	3.2 a	5.1 a	3.9 a

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3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Oshawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Zone 1 - Oshawa (North)	**	2.0 c	5.3 b	2.7 a	3.3 b	2.8 a	4.8 b	2.8 b	4.1 a	2.8 a
Zone 2 - Oshawa (S./Central)	10.7 d	4.0 d	6.3 b	6.8 a	8.8 b	6.2 a	8.2 b	5.1 a	8.1 b	6.2 a
Oshawa City (Zones 1-2)	9.9 c	3.5 d	5.9 b	5.1 a	6.5 a	4.9 a	6.5 a	4.0 b	6.4 a	4.8 a
Zone 3 - Whitby	**	**	5.5 c	5.9 b	3.9 b	4.3 b	6.3 c	2.3 b	4.9 b	4.4 a
Zone 4 - Clarington	**	**	3.9 b	5.0 c	4.4 a	3.1 b	7.4 b	5.1 d	4.3 a	3.8 b
Oshawa CMA	9.7 c	2.5 c	5.7 a	5.3 a	5.9 a	4.7 a	6.5 a	3.7 b	6.0 a	4.6 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1-Toronto (Central)	1.4 a	3.2 c	2.8 c	++	**	++	++	**	2.4 c	1.5 a
Zone 2-Toronto (East)	0.6 b	1.9 b	1.2 a	1.9 b	2.3 b	1.5 a	2.0 c	++	1.4 a	1.8 b
Zone 3-Toronto (North)	2.7 c	1.4 a	2.3 b	2.2 b	2.5 c	2.3 c	4.6 d	**	2.5 b	1.9 b
Zone 4-Toronto (West)	++	1.5 c	++	1.6 c	4.0 d	2.1 c	++	++	1.5 d	1.5 a
Toronto-Former City (Zones 1-4)	**1.3 a**	**2.0 b**	**1.8 c**	**1.6 b**	**2.9 c**	**1.7 b**	**	**4.1 d**	**2.1 b**	**1.6 b**
Zone 5-Etobicoke (South)	3.3 d	3.6 d	2.4 c	2.4 c	2.3 c	3.0 d	++	**	1.9 c	2.8 c
Zone 6-Etobicoke (Central)	++	++	5.9 d	++	**	1.1 d	**	++	6.0 d	**
Zone 7-Etobicoke (North)	1.2 d	**	2.3 c	6.6 b	++	5.7 d	1.5 d	6.9 c	1.6 c	6.9 c
Etobicoke (Zones 5-7)	**2.8 c**	**3.6 d**	**4.2 c**	**2.0 b**	**4.6 c**	**2.5 b**	**6.3 c**	**2.2 c**	**3.9 c**	**3.0 b**
Zone 8-York	1.0 d	1.6 c	2.1 b	1.3 a	1.8 c	2.0 c	++	2.2 c	2.7 c	++
Zone 9-East York	2.3 c	1.4 a	1.8 b	1.2 a	1.9 a	1.8 a	1.2 a	1.4 a	1.6 a	1.5 a
Zone 10-Scarborough (Central)	1.4 d	2.1 c	1.9 b	1.6 b	1.5 a	1.8 b	1.5 c	3.4 c	1.4 a	2.1 b
Zone 11-Scarborough (North)	1.1 a	3.5 b	1.8 c	1.9 a	1.8 b	1.7 a	++	3.6 d	1.2 a	2.0 b
Zone 12-Scarborough (East)	2.9 c	++	1.4 a	2.4 c	1.5 a	2.6 b	++	4.1 c	1.7 c	2.6 b
Scarborough (Zones 10-12)	**1.9 c**	**1.7 c**	**1.7 b**	**2.0 b**	**1.5 b**	**2.1 a**	**0.8 d**	**3.8 b**	**1.5 a**	**2.3 a**
Zone 13-North York (Southeast)	**	++	1.1 d	++	1.7 c	1.5 d	1.7 c	1.3 a	1.1 a	1.2 a
Zone 14-North York (Northeast)	++	++	3.7 c	1.2 a	2.8 b	1.5 b	3.0 c	1.4 a	2.8 c	++
Zone 15-North York (Southwest)	1.7 c	3.1 d	1.7 c	1.9 b	1.2 a	1.7 c	1.7 c	2.6 c	3.1 d	1.3 a
Zone 16-North York (N.Central)	3.5 d	++	1.8 c	3.0 b	++	2.6 b	1.4 a	1.4 a	1.1 a	2.7 b
Zone 17-North York (Northwest)	0.7 a	-0.7 b	++	0.9 a	1.1 a	1.1 a	0.6 b	2.2 c	0.8 a	2.8 c
North York (Zones 13-17)	**2.0 c**	**++**	**1.6 b**	**1.3 a**	**1.4 a**	**1.6 a**	**1.6 b**	**1.7 b**	**1.6 b**	**1.7 b**
Toronto (Zones 1-17)	**1.6 b**	**1.8 a**	**2.0 a**	**1.6 a**	**2.4 a**	**1.9 a**	**2.6 b**	**2.5 a**	**2.1 a**	**1.8 a**
Zone 18-Mississauga (South)	++	++	++	3.2 d	++	3.0 c	0.9 d	2.2 c	1.1 d	3.0 c
Zone 19-Mississauga (Northwest)	++	++	1.8 a	0.7 a	1.9 a	0.7 a	++	1.7 c	1.3 a	1.2 a
Zone 20-Mississauga (Northeast)	2.8 c	++	1.0 d	1.0 a	1.4 a	0.7 a	1.4 a	1.1 a	1.9 c	0.8 a
Mississauga City (Zones 18-20)	**	++	**1.1 a**	**2.0 b**	**1.2 a**	**1.7 c**	**1.1 a**	**1.5 b**	**1.5 a**	**1.8 b**
Zone 21-Brampton (West)	++	++	1.3 d	0.8 a	1.4 d	2.0 c	1.7 c	1.1 a	1.8 c	1.3 a
Zone 22-Brampton (East)	2.0 c	**	1.4 d	2.0 b	++	2.3 a	++	2.5 b	++	2.3 a
Brampton City (Zones 21-22)	**	**	**1.3 a**	**1.3 a**	**1.2 a**	**2.1 b**	**++**	**1.9 b**	**1.4 a**	**1.7 a**
Zone 23-Oakville	++	++	2.2 c	1.4 a	1.7 c	1.6 c	++	**	1.9 c	1.7 b
Zone 24-Caledon	**	**	**	**	**	**	**	**	**	**
Zone 25-R. Hill, Vaughan, King	3.2 c	++	2.6 c	1.7 c	4.5 d	++	3.1 b	2.3 b	**	1.6 c
Zone 26-Aurora, Newmkt, Whit-St.	++	++	3.3 c	2.7 b	++	3.6 c	**	**	1.7 c	2.7 c
Zone 27-Markham	**	**	++	++	++	++	**	**	**	++
York Region (Zones 25-27)	**2.5 c**	**++**	**2.0 c**	**1.5 c**	**1.3 a**	**2.1 c**	**++**	**4.2 d**	**0.9 d**	**1.5 a**

(continued)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Toronto CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 28-Pickering/Ajax/Uxbridge	**	**	1.6 a	4.2 d	1.7 b	2.0 c	1.4 a	0.9 a	0.4 b	2.3 a
Zone 29-Milton, Halton Hills	**	++	1.0 a	2.1 b	2.7 b	2.1 b	++	2.5 a	2.0 b	2.2 b
Zone 30-Orangeville	2.2 b	3.4 d	3.9 c	1.4 a	2.5 c	3.0 c	++	5.6 d	3.0 c	2.2 c
Zone 31-Bradford, W. Gwillimbury	++	++	++	1.1 d	1.0 a	++	-2.3 b	++	++	++
Remaining CMA (Zones 18-31)	**2.5 c**	**++**	**1.4 a**	**1.8 a**	**1.3 a**	**1.9 a**	**0.6 b**	**1.9 a**	**1.4 a**	**1.8 a**
Durham Region	**1.4 d**	**2.7 c**	**1.1 a**	**1.8 b**	**1.3 a**	**1.0 a**	**2.0 b**	**1.6 a**	**1.2 a**	**1.6 a**
York Region	**2.5 c**	**++**	**2.0 c**	**1.5 c**	**1.3 a**	**2.1 c**	**++**	**4.2 d**	**0.9 d**	**1.5 a**
Peel Region	****	**++**	**1.2 a**	**1.8 b**	**1.2 a**	**1.8 b**	**1.0 a**	**1.6 a**	**1.4 a**	**1.8 b**
Halton Region	**++**	****	**2.1 a**	**2.4 b**	**1.6 b**	**2.3 a**	**++**	**2.7 c**	**1.7 b**	**2.1 a**
Toronto GTA	**1.7 b**	**1.8 a**	**1.9 a**	**1.6 a**	**2.1 a**	**1.8 a**	**2.2 b**	**2.4 a**	**2.0 a**	**1.8 a**
Toronto CMA	**1.7 b**	**1.7 a**	**1.9 a**	**1.6 a**	**2.2 a**	**1.9 a**	**2.2 b**	**2.4 a**	**2.0 a**	**1.8 a**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

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a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Oshawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10	Oct-08 to Oct-09	Oct-09 to Oct-10
Zone 1 - Oshawa (North)	2.0 c	++	++	0.9 a	1.3 a	++	2.3 a	1.4 a	1.3 a	++
Zone 2 - Oshawa (S./Central)	++	2.9 c	1.9 c	1.9 b	1.3 a	1.4 a	1.6 c	2.3 b	**	1.9 b
Oshawa City (Zones 1-2)	**++**	**3.0 c**	**1.2 a**	**1.5 a**	**1.3 a**	**0.9 a**	**1.9 b**	**1.8 b**	**1.5 c**	**1.3 a**
Zone 3 - Whitby	**	++	1.7 b	++	1.1 a	0.8 a	3.0 c	1.2 a	1.3 a	1.0 a
Zone 4 - Clarington	++	**	-3.4 d	**	0.6 b	0.5 a	++	5.7 c	-2.2 c	**
Oshawa CMA	****	**2.8 c**	**1.1 a**	**1.6 b**	**1.2 a**	**0.9 a**	**2.1 b**	**1.8 a**	**1.3 a**	**1.5 b**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Toronto CMA - October 2010

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Centre	1.3 a	2.1 c	3.0 a	2.2 a
West	0.5 a	2.5 c	4.2 a	2.2 a
East	1.3 a	1.2 a	2.3 a	2.3 a
North	0.5 a	2.0 c	3.2 a	2.1 a
Toronto	**1.0 a**	**2.1 b**	**3.1 a**	**2.2 a**
Peel	0.3 a	0.4 a	3.1 a	1.8 a
Halton	0.9 a	0.2 b	2.4 a	1.4 a
York	0.1 a	0.8 a	1.8 a	1.8 a
Durham	0.0 a	**	3.7 a	2.6 a
Toronto GTA(2)	**0.8 a**	**1.6 b**	**3.1 a**	**2.1 a**
Toronto CMA	**0.9 a**	**1.7 b**	**3.1 a**	**2.1 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Toronto CMA - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Centre	**	790 a	1,463 b	999 a	1,898 b	1,294 a	**	1,781 b
West	n/u	706 a	1,301 c	876 a	1,620 d	1,049 a	1,232 a	1,206 a
East	n/u	756 a	1,208 d	862 a	1,322 b	980 a	1,179 d	1,114 a
North	**	694 a	1,455 c	893 a	1,393 c	1,070 a	**	1,254 a
Toronto	**	778 a	1,433 b	950 a	1,647 b	1,135 a	**	1,346 a
Peel	n/u	727 a	**	946 a	1,461 c	1,088 a	1,316 b	1,229 a
Halton	n/u	798 a	952 d	940 a	1,325 c	1,078 a	**	1,302 a
York	n/u	764 a	1,348 c	925 a	1,599 d	1,068 a	**	1,276 a
Durham	n/u	660 a	1,096 c	805 a	**	917 a	**	1,090 a
Toronto GTA(2)	**	775 a	1,380 b	945 a	1,590 b	1,111 a	1,518 d	1,312 a
Toronto CMA	**	777 a	1,380 b	949 a	1,590 b	1,123 a	1,518 d	1,322 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Toronto CMA - October 2010

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Centre	**	**	1,296 c	1,463 b	1,789 b	1,898 b	**	**	1,501 b	1,639 b
West	n/u	n/u	**	1,301 c	1,368 c	1,620 d	1,258 c	1,232 a	1,308 c	1,484 c
East	n/u	n/u	979 b	1,208 d	1,249 b	1,322 b	1,360 c	1,179 d	1,194 b	1,289 b
North	n/u	**	**	1,455 c	1,406 b	1,393 c	1,226 d	**	1,385 b	1,462 c
Toronto	**	**	1,293 b	1,433 b	1,530 b	1,647 b	1,545 c	**	1,419 a	1,541 a
Peel	n/u	n/u	1,091 c	**	1,416 c	1,461 c	1,270 d	1,316 b	1,343 c	1,366 c
Halton	n/u	n/u	1,173 c	952 d	1,347 c	1,325 c	**	**	1,294 c	1,270 c
York	n/u	n/u	1,092 c	1,348 c	1,446 c	1,599 d	**	**	1,365 c	1,433 b
Durham	n/u	n/u	**	1,096 c	**	**	**	**	1,207 d	**
Toronto GTA(2)	**	**	1,270 b	1,380 b	1,487 a	1,590 b	1,490 c	1,518 d	1,399 a	1,493 a
Toronto CMA	**	**	1,270 b	1,380 b	1,487 a	1,590 b	1,490 c	1,518 d	1,399 a	1,493 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Toronto CMA - October 2010

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-09	Oct-10	Oct-09	Oct-10
Toronto				
3 to 24 Units	4.7 d	4.3 d	4.5 b	3.2 b
25 to 49 Units	3.2 d	2.4 c	3.8 a	2.6 a
50 to 99 Units	1.8 b	2.5 c	2.9 a	2.2 a
100 to 199 Units	1.0 a	3.0 b	2.2 a	2.0 a
200 to 299 Units	0.7 a	1.4 a	2.6 a	1.5 a
300+ Units	1.0 a	**	3.9 a	2.2 a
Total	1.0 a	2.1 b	3.1 a	2.2 a
Toronto GTA(2)				
3 to 24 Units	3.6 d	3.5 d	4.5 b	3.4 b
25 to 49 Units	1.8 c	2.0 c	3.5 a	2.6 a
50 to 99 Units	1.3 a	1.9 c	2.7 a	2.0 a
100 to 199 Units	0.8 a	2.2 b	2.3 a	1.9 a
200 to 299 Units	0.6 a	1.1 a	2.6 a	1.5 a
300+ Units	0.9 a	**	4.1 a	2.2 a
Total	0.8 a	1.6 b	3.1 a	2.1 a
Toronto CMA				
3 to 24 Units	3.7 d	3.5 d	4.5 b	3.2 b
25 to 49 Units	2.2 c	2.5 c	3.5 a	2.6 a
50 to 99 Units	1.4 a	2.1 c	2.7 a	2.0 a
100 to 199 Units	0.9 a	2.2 b	2.3 a	1.9 a
200 to 299 Units	0.6 a	1.1 a	2.6 a	1.5 a
300+ Units	0.9 a	**	4.1 a	2.2 a
Total	0.9 a	1.7 b	3.1 a	2.1 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Toronto CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Centre	79,300	84,052	20,826 a	21,287 a	26.3 a	25.3 a	1.3 a	2.1 c
West	23,627	24,464	3,853 d	4,081 d	16.3 d	16.7 d	0.5 a	2.5 c
East	29,026	29,287	4,587 a	2,799 b	15.8 a	9.6 b	1.3 a	1.2 a
North	49,656	51,482	9,977 a	10,459 a	20.1 a	20.3 a	0.5 a	2.0 c
Toronto	**181,609**	**189,285**	**39,179 a**	**38,721 a**	**21.6 a**	**20.5 a**	**1.0 a**	**2.1 b**
Peel	34,220	35,523	6,208 a	6,777 a	18.1 a	19.1 a	0.3 a	0.4 a
Halton	10,909	11,094	1,153 a	1,325 c	10.6 a	11.9 c	0.9 a	0.2 b
York	22,298	22,550	3,693 a	4,031 a	16.6 a	17.9 a	0.1 a	0.8 a
Durham	5,593	5,118	734 a	660 c	13.1 a	12.9 c	0.0 a	**
Toronto GTA(2)	**254,807**	**263,882**	**50,984 a**	**51,534 a**	**20.0 a**	**19.5 a**	**0.8 a**	**1.6 b**
Toronto CMA	**245,990**	**255,842**	**49,946 a**	**50,595 a**	**20.3 a**	**19.8 a**	**0.9 a**	**1.7 b**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Toronto CMA - October 2010

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Toronto								
3 to 24 Units	1,795	1,889	183 c	130 b	10.2 c	6.9 b	4.7 d	4.3 d
25 to 49 Units	3,633	3,814	404 c	408 c	11.1 c	10.7 c	3.2 d	2.4 c
50 to 99 Units	12,277	12,885	1,718 a	1,483 a	14.0 a	11.5 a	1.8 b	2.5 c
100 to 199 Units	44,924	46,875	7,378 a	7,016 a	16.4 a	15.0 a	1.0 a	3.0 b
200 to 299 Units	50,645	52,019	9,532 a	8,092 a	18.8 a	15.6 a	0.7 a	1.4 a
300+ Units	68,335	71,803	19,735 a	21,548 a	28.9 a	30.0 a	1.0 a	**
Total	181,609	189,285	39,179 a	38,721 a	21.6 a	20.5 a	1.0 a	2.1 b
Toronto GTA(2)								
3 to 24 Units	2,253	2,394	252 c	197 b	11.2 c	8.2 b	3.6 d	3.5 d
25 to 49 Units	6,158	6,317	677 c	692 a	11.0 c	11.0 a	1.8 c	2.0 c
50 to 99 Units	19,766	20,754	2,499 a	2,372 a	12.6 a	11.4 a	1.3 a	1.9 c
100 to 199 Units	71,673	73,596	10,587 a	10,348 a	14.8 a	14.1 a	0.8 a	2.2 b
200 to 299 Units	72,009	74,644	12,958 a	12,012 a	18.0 a	16.1 a	0.6 a	1.1 a
300+ Units	82,948	86,443	23,515 a	25,705 a	28.3 a	29.7 a	0.9 a	**
Total	254,807	264,148	50,984 a	51,525 a	20.0 a	19.5 a	0.8 a	1.6 b
Toronto CMA								
3 to 24 Units	2,126	2,267	242 c	190 b	11.4 c	8.4 b	3.7 d	3.5 d
25 to 49 Units	5,030	5,240	563 c	565 a	11.2 c	10.8 a	2.2 c	2.5 c
50 to 99 Units	17,317	18,376	2,241 a	2,109 a	12.9 a	11.5 a	1.4 a	2.1 c
100 to 199 Units	68,023	70,120	10,219 a	10,057 a	15.0 a	14.3 a	0.9 a	2.2 b
200 to 299 Units	70,546	73,396	12,703 a	11,741 a	18.0 a	16.0 a	0.6 a	1.1 a
300+ Units	82,948	86,443	23,515 a	25,705 a	28.3 a	29.7 a	0.9 a	**
Total	245,990	255,842	49,946 a	50,595 a	20.3 a	19.8 a	0.9 a	1.7 b

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Toronto CMA - October 2010

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10	Oct-09	Oct-10
Toronto CMA										
Single Detached	n/s	n/s	**	**	935 c	1,045 c	1,359 b	1,546 c	1,229 b	1,398 c
Semi detached, Row and Duplex	n/s	n/s	**	866 d	1,053 b	1,283 c	1,135 b	1,260 b	1,062 b	1,219 b
Other-Primarily Accessory Suites	**	n/s	**	783 c	**	**	**	**	**	906 c
Total	n/s	n/s	**	806 b	1,055 b	1,186 c	1,239 b	1,345 b	1,130 b	1,178 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Toronto CMA - October 2010

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-09	Oct-10
Toronto CMA		
Single Detached	39,965 d	39,384 b
Semi detached, Row and Duplex	55,366 b	77,325 a
Other-Primarily Accessory Suites	32,142 d	32,602 d
Total	127,473 b	149,310 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current October Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of renters' households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income since 2006.

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